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**DRAFT  
ENVIRONMENTAL ASSESSMENT**

**WAIKIKI SHOPPING PLAZA  
ALTERATION AND ADDITION**

**WAIKIKI, OAHU, HAWAII**

**TAX MAP KEY 2-6-19: 18, 56, 58, 61 AND 62**

**Waikiki Shopping Plaza LLC**

2270 Kalakaua Avenue  
Honolulu, Hawaii 96815

**APPLICANT**

Kusao & Kurahashi, Inc.  
Planning and Zoning Consultants  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, Hawaii 96822

**AGENT**

**July 2008**

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## TABLE OF CONTENTS

I.	INTRODUCTION .....	1
II.	GENERAL INFORMATION .....	2
A.	APPLICANT .....	2
B.	OWNERS .....	2
C.	APPROVING AGENCY .....	2
D.	TAX MAP KEY .....	2
E.	AGENT .....	2
F.	LOCATION .....	2
G.	LOT AREA .....	2
H.	ZONING .....	2
I.	STATE LAND USE .....	3
J.	DEVELOPMENT PLAN .....	3
K.	PUBLIC INFRASTRUCTURE MAP .....	3
L.	SPECIAL DISTRICT .....	3
M.	EXISTING USE .....	3
N.	CONSULTED AGENCIES .....	3
III.	DESCRIPTION OF PROPOSED ACTION .....	3
A.	GENERAL DESCRIPTION .....	3
1.	History .....	3
2.	Existing Conditions .....	4
3.	Proposed Development .....	8
4.	Location .....	10
5.	Surrounding Area .....	10
A.	DEMOGRAPHIC IMPACTS .....	14
1.	Residential Population .....	14
2.	Character or Culture of the Neighborhood .....	14
B.	ECONOMIC IMPACTS .....	15
1.	Economic Growth .....	15
2.	Government Revenues/Taxes .....	15

C.	PUBLIC SERVICES	15
1.	Access and Transportation	15
2.	Water	16
3.	Wastewater	16
4.	Drainage	17
5.	Flood Plain Management	17
6.	Solid Waste Disposal	17
7.	Schools	17
8.	Parks	18
9.	Police	18
10.	Fire	18
11.	Utilities	19
D.	ENVIRONMENTAL IMPACTS	19
1.	Historical and Archaeological Resources	19
2.	Water Resources	19
3.	Topography and Soils	20
4.	Coastal Zone Management	20
5.	Flora and Fauna	21
6.	Noise	21
E.	VISUAL IMPACT	22
V.	MAJOR IMPACTS AND ALTERNATIVES CONSIDERED	23
A.	NO ACTION	24
B.	RENOVATION	24
VI.	GOVERNMENT PERMITS AND APPROVALS REQUIRED	24
VII.	PHOTOGRAPHS	25
VIII.	WAIKIKI SPECIAL DISTRICT	25
A.	OBJECTIVES	25
1.	Promote a Hawaiian Sense of Place	25
2.	District Guidelines	26
B.	URBAN DESIGN CONTROLS	32
1.	Waikiki Gateways	32
2.	Fort DeRussy	32

3.	Major Streets . . . . .	32
4.	Waikiki Promenade . . . . .	33
5.	Coastal Height Setback . . . . .	33
6.	Mini Parks . . . . .	33
7.	Significant Public Views . . . . .	33
8.	Public Pedestrian Access . . . . .	33
9.	Historic Structures, Significant Sites and Landmarks . . . . .	33
XI.	SIGNIFICANCE CRITERIA . . . . .	34
X.	RECOMMENDATION . . . . .	39

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**EXHIBITS**

		<b>PAGE</b>
<b>EXHIBIT 1</b>	Location, Zoning and Waikiki Special District Map	5
<b>EXHIBIT 2</b>	Development Plan Land Use Map	6
<b>EXHIBIT 3</b>	Public Infrastructure Map	7

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**APPENDICES**

<b>APPENDIX I</b>	Partial Site Survey
<b>APPENDIX II</b>	Conceptual Plans
<b>APPENDIX III</b>	Photographs

# **DRAFT ENVIRONMENTAL ASSESSMENT**

## **ALTERATION AND ADDITION TO THE WAIKIKI SHOPPING PLAZA**

### **HONOLULU, OAHU, HAWAII**

**Tax Map Key: 2-6-19: 18, 56, 58, 61 and 62**

#### **I. INTRODUCTION**

The applicant, Waikiki Shopping Plaza, LLC, proposes to demolish the existing commercial buildings located at the corner of Kalakaua and Royal Hawaiian Avenues (Tax Map Key 2-6-19: 56 and 61) and provide alterations and additions to the adjacent Waikiki Shopping Plaza, the commercial complex that occupies the remainder of the same block (Tax Map Key 2-6-19: 18, 58, and 62). The redeveloped property will feature structures and uses similar to what currently exists and will be integrated into the existing Waikiki Shopping Plaza. The alterations and additions to the Waikiki Shopping Plaza will not result in significant changes to the overall existing commercial development, since the new addition will have the same total floor area as the existing development.

The applicant proposes to joint develop the five parcels of land to accommodate the alteration and addition to the Waikiki Shopping Plaza. This joint development will also allow elimination of a 10-foot wide pedestrian access. This easement area presently serves the existing ABC Store for shoppers and provides sewer connection for the Waikiki Shopping Plaza.

This Draft Environmental Assessment for the demolition of nonhistoric structures, and major alteration, and addition to nonhistoric structures is prepared pursuant to and in accordance with the requirements of Chapter 343, Hawaii Revised

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

Statutes (HRS) and Chapter 200 of Title 11, Hawaii Administrative Rules - Environmental Impact Statement Rules. The action that triggers this assessment is the proposed development in the Waikiki Special District which is anticipated to require a Special District minor permit.

**II. GENERAL INFORMATION**

- A. APPLICANT : Waikiki Shopping Plaza, LLC
- B. OWNERS : Waikiki Shopping Plaza, LLC and Fong Inn Estate Company
- C. APPROVING AGENCY: Department of Planning & Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813
- D. TAX MAP KEY : 2-6-19: 18, 56, 58, 61 and 62
- E. AGENT : Kusao & Kurahashi, Inc.  
Planning and Zoning Consultants  
2752 Woodlawn Drive, Suite 5-202  
Honolulu, Hawaii 96822
- F. LOCATION : 2228, 2244, and 2250 Kalakaua Avenue  
Honolulu, Hawaii  
(Exhibit 1)
- G. LOT AREA : 68,122 square feet  
1.564 acres
- H. ZONING : Resort Commercial Precinct

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

(Exhibit 1)

- I. STATE LAND USE : Urban
- J. DEVELOPMENT PLAN  
Land Use Map : Resort (Exhibit 2)
- K. PUBLIC INFRASTRUCTURE  
MAP : Transit Corridor along Kalakaua  
Avenue (Exhibit 3)
- L. SPECIAL DISTRICT : Waikiki Special District (Exhibit 1)
- M. EXISTING USE : Commercial
- N. CONSULTED AGENCIES : Department of Planning and Permitting  
Hawaiian Electric Company  
State Historic Preservation Division

**III. DESCRIPTION OF PROPOSED ACTION**

A. GENERAL DESCRIPTION

1. History

Waikiki had long been a center of population and political power prior to the arrival of Europeans. Historians have documented that royal residences and the ruling chiefs occupied Waikiki over an extended period. In addition to chiefly residences, Waikiki supported agricultural cultivation including a system of irrigated fields which extended across

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Waikiki Shopping Plaza-Alteration & Addition

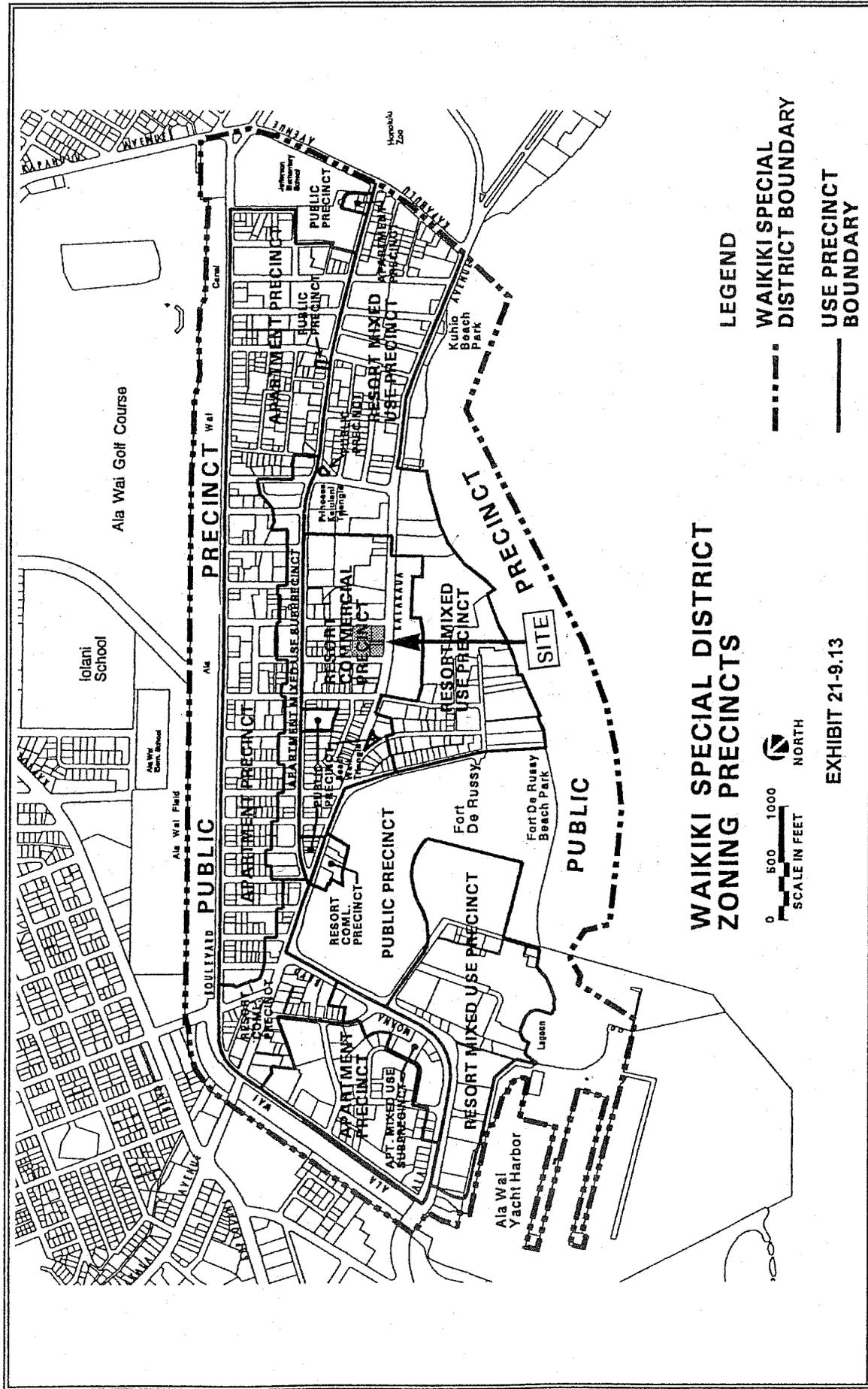
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the littoral plain to mauka areas. This agricultural system utilized streams descending from the mauka valleys allowing the cultivation of a variety of crops and provided a source of fresh water. Fish ponds and coconut groves dotted the landscape. A sizable population developed amidst this cultivated abundance. Later the importance of Waikiki declined and eventually the area was transformed into the resort destination that it is today.

2. Existing Conditions

The project site, which consists of five parcels, is located in Waikiki and surrounded by modern urban development including high-rise hotels, multi-family dwellings, commercial establishments and public infrastructure and roadways. While the major part of the redevelopment project will primarily involve parcels 56 and 61, the area encompassed by the project includes five parcels.

The 8-story Waikiki Shopping Plaza retail establishment is located on parcels 58, 18 and 62, and currently occupies about 3/4 of the block. As indicated in the survey provided in Appendix I, there are three structures on parcel 56, two one-story structures and a four-story building. Parcel 61 is occupied by a two story structure fronting Kalakaua Avenue. These structures are currently nonconforming and encroach into the yards along both Royal Hawaiian and Kalakaua Avenue. Photographs of parcels 56 and 61 showing the existing conditions are provided in Appendix III. These structures are generally



**WAIKIKI SPECIAL DISTRICT ZONING PRECINCTS**



EXHIBIT 21-9.13

- LEGEND**
- WAIKIKI SPECIAL DISTRICT BOUNDARY
  - \_\_\_\_\_ USE PRECINCT BOUNDARY

**EXHIBIT 1  
LOCATION AND ZONING MAP**



**PUBLIC INFRASTRUCTURE MAP  
PRIMARY  
URBAN CENTER**

**LEGEND**

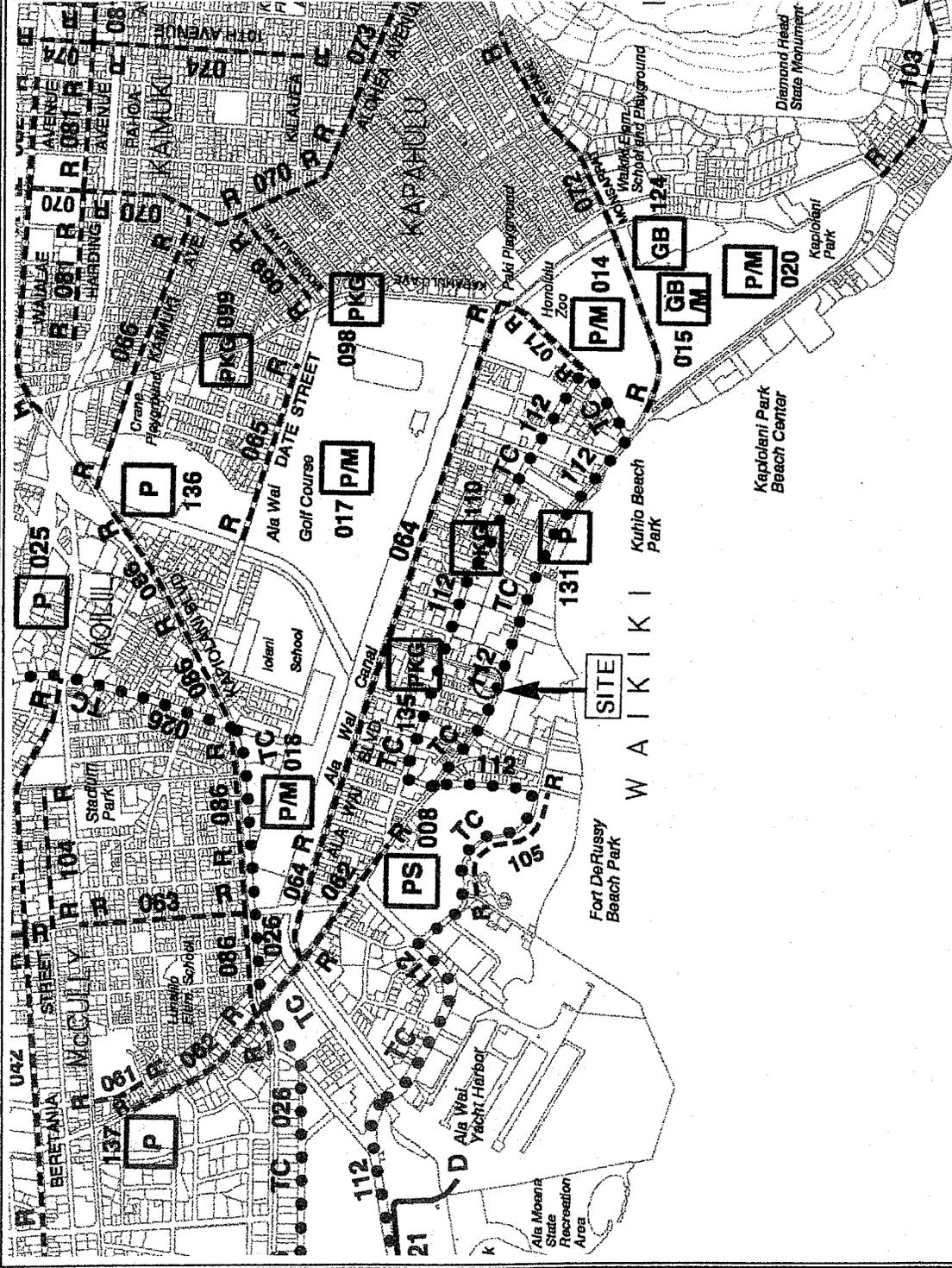
- DRAINAGE SYSTEM
  - D
- TRANSPORTATION SYSTEMS
  - ARTERIAL ROADWAY
  - TRANSIT CORRIDOR
  - PUBLIC FACILITY
- CONCEPTUAL LOCATION
- MODIFY EXISTING FACILITY

Example: 024 = SYMBOL NO.

- COOPERATION WARD
- SEWERAGE WARD
- DRAINAGE WAY (OPEN CHANNEL)
- SEWERAGE WARD
- ELECTRICAL TRANSMISSION
- TELEPHONE
- GOVERNMENT BUILDING
- PARK
- PARKWAY
- PARKING FACILITY
- WATER RESERVOIR
- WATER TREATMENT PLANT
- SOLID WASTE FACILITY
- WATER TOWER
- ANTENNA & COLLECTOR ROADWAY
- WATER TOWER
- POTABLE WELL
- WATER WELL
- INDUSTRIAL FACILITY



THE DATA REPRESENTED ON THIS MAP IS NOT INTENDED TO REPLACE A SITE SURVEY.  
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 Date Prepared: March 03, 2008



**EXHIBIT 3**



used for retail and office activities.

Vehicular access to the parking and loading on the site is via Lauula Street. This will remain unchanged. There are currently 294 parking stalls and 6 loading stalls. The parking stalls are located on levels five thru eight and the loading stalls are at ground level of the Waikiki Shopping Plaza.

3. Proposed Development

The proposed development calls for removal and demolition of the structures on parcels 56 and 61 at the corner of Kalakaua and Royal Hawaiian Avenues and alterations and additions to the existing Waikiki Shopping Plaza to “in fill” that corner. The project is intended to enhance the overall visual character and Hawaiian Sense of Place for the site. No net increase in floor area, or density is proposed. Existing nonconformities will not be increased. Encroachments into the required yards will be decreased. As indicated previously and shown on the Site Plan, the project site currently has an excess number of parking stalls. There are now a total of six loading stalls on the property which are accessed off of Lauula Street. The applicant has observed that the six loading stalls, although they may not comply with current standards, are more than adequate to meet the loading demand for the establishments on the property and that they are frequently unused and vacant. The applicant proposes to maintain the loading stalls as they are. As there is no proposed increase in floor area, there

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Waikiki Shopping Plaza-Alteration & Addition

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will be no increase in the demand for loading stalls. The conceptual plan, provided in Appendix II, shows that the existing structures have a total floor area of 219,666 square feet with 29,666 square feet being allocated to the structures on parcels 56 and 61.

**New Addition**

A rendering and conceptual plans showing the proposed addition to the Waikiki Shopping Plaza are provided in Appendix II. The new structures will be three stories high with a maximum height of about 60 feet. The first floor will be about 16 feet high, followed by a 13.5 foot high second floor and a 29.5-foot high third floor. It will be partially topped with a roof top trellis. Because the new addition will have the same floor area as the structures that it will replace, the overall floor area for the site will not change. Within the new structure the ground floor and second floor will have 10,350 square feet of floor area each, with 8,680 square feet on the third floor and 275 square feet on the roof. The new roof top equipment that will be installed on the top of the third floor of the addition will be setback from Kalakaua Avenue, against the Waikiki Shopping Plaza and screened if required. The applicant is considering providing landscaping at the roof top as indicated in the Royal Hawaiian elevation.

An awning will be provided along the entire street frontage of the addition to provide a shading and a pedestrian friendly environment. At this time trellises are proposed for the roof top as indicated in the

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Waikiki Shopping Plaza-Alteration & Addition

plans.

**Existing Structures**

The existing 8-story Waikiki Shopping Plaza will be retained with some interior renovations and exterior alterations to help integrate the proposed improvements. The existing commercial use will be maintained. The proposed work is intended to modernize the facility and better blend the facade of the building with the proposed addition to be built at the corner of Kalakaua and Royal Hawaiian Avenues.

The development will be constructed over about 21 months. Construction will begin as soon as the applicant receives approval of development permits from the City, including satisfaction of environmental assessment requirements, approval of the project design under the Waikiki Special District provisions, and building permits.

4. Location

The project site is located in the Primary Urban Center of Honolulu, generally in the heart of Waikiki as indicated in the location Map, Exhibit 1.

5. Surrounding Area

The surrounding area includes numerous resorts and resort supporting amenities such as retail and restaurant establishments. These include the Bank of Hawaii Building, the Seaside Lanai, the Waikiki Business Plaza and the Royal Hawaiian Shopping Center.

6. Relationship to Land Use Plans, Policies and Controls

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Waikiki Shopping Plaza-Alteration & Addition

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a. State Land Use

The project site is designated Urban under State land use regulations. The existing establishments and alterations and additions are consistent with this Urban designation.

b. Development Plan

The Primary Urban Center (PUC) Development Plan Land Use Map designates the site as Resort. This designation is a mixed-use designation that is consistent with the resort support facilities at the project site. Section 3.2.3 of the PUC Development Plan states:

“Resort districts consist primarily of resort hotels, timeshares, and other apartments used as temporary visitor units (TVUs); and supporting commercial uses, such as shops, restaurants, and entertainment.”

The PUC Development Plan states that “With ongoing redevelopment and improvement, Waikiki remains the State’s largest and most popular visitor destination.” The proposed redevelopment project will add to this ongoing redevelopment and enhance the attractiveness of Waikiki.

c. Land Use Ordinance, Waikiki Special District

i. Development Standards and Special District

The project site lies within the Waikiki Special District and is currently within the Resort Commercial Precinct with a 280-

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

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foot height limit. The proposed use is consistent with this zoning precinct, which allows commercial establishments. The existing and proposed structures will comply with the height limit and other development standards of the Land Use Ordinance. The proposed nonconforming density is in accordance with Section 21-9.80-4(e), which allows replacement of non-conforming elements provided there is a reduction in non-conformity, as is indicated on the plans provided in Appendix II.

The applicant proposes to obtain a Conditional Use Permit for a joint development of all five of the properties and process the minor special district permit for “Major exterior repair, alteration or addition to nonhistoric structures”, that being the Waikiki Shopping Plaza. The proposed sunshade canopy will encroach into the required yard as indicated in the provided plans which is allowed under section 21-9.80-4(a) and 21-9.80-4(e) of the LUO. This will reduce the existing nonconforming condition where the first floor eave extends fully into the yard along Kalakaua Avenue and beyond along Royal Hawaiian Avenue. Section 21-9.80-4(e)(4) of the LUO allows elements of non-conforming structure to be replaced provided the work:

- (A) Results in a reduction of the nonconformity;
- (B) Is an improvement over the existing condition of the structure;

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

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- (C) Implements the design intents and requirements of the special district; and
- (D) Does not increase floor area.

The proposed improvements achieve all three of these criteria.

The survey indicates the current degree of encroachments into the front yard. The proposed site plan indicates how those encroachments will be reduced.

ii. Parking and Loading

As previously indicated the project site has 294 parking stalls. Based on the existing and proposed floor area the development will require 217 parking stalls, fewer than will be provided. There are six loading stalls on the property. Currently and subsequent to the proposed development, eight stalls would be required. The applicant proposes to maintain the existing parking and loading. Parking and loading plans will be provided in the Final Environmental Assessment.

#### IV. PROJECT IMPACTS AND MITIGATION MEASURES

The proposed development to replace the existing commercial structures with a new commercial additions which will be integrated into an improved Waikiki Shopping Plaza is not expected to result in significant environmental impacts. Generally the project is expected to improve and revitalize the area providing a unified street frontage along Kalakaua, Seaside and Royal Hawaiian

Avenues with greater yard setbacks along Kalakaua and Royal Hawaii Avenues and increased landscaping.

A. DEMOGRAPHIC IMPACTS

1. Residential Population

Based on the Department of Planning and Permitting's "Annual Report on the Status of Land Use on Oahu, Fiscal Year 2002", the Year 2000 population for the Primary Urban Center, including Waikiki, is approximately 419,300 which is approximately 47.9% of the Year 2000 island-wide population. Although the 419,300 population is only a little over the 46% General Plan Benchmark for 2025, and the Department of Planning and Permitting projects that the Primary Urban Center will grow by approximately 37,500 persons by the Year 2010.

The 2000 Census reported the Neighborhood Area 9, Waikiki, had a population of 19,720. The demographics for that population indicated that this group is generally older; a racial mix with proportionately more Whites and fewer Asians and Native Hawaiian or Pacific Islanders compared with Oahu as a whole.

There are currently no residential uses on the site. The applicant does not propose to demolish or establish any residential units. Accordingly, the project is not anticipated to impact population, demographics or housing in the area.

2. Character or Culture of the Neighborhood

The proposed renovation/redevelopment will conform to the

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

character of the existing neighborhood and the surrounding resort and mixed-use developments. This development will replace and upgrade the existing commercial uses that currently occupy the property.

**B. ECONOMIC IMPACTS**

**1. Economic Growth**

The proposal will result in a positive economic impact by providing short-term construction jobs.

The development will also continue to provide direct long-term employment for employees, including retail clerks, maintenance personnel, security and jobs in the restaurant, management and retail sector.

**2. Government Revenues/Taxes**

Tax revenues will be generated by the short-term construction work and some revenue will be provided by the projected long-term employment and retail sales.

In addition, property tax revenues to the City will go up as a result of the anticipated increase in value of improvements on the project site with the new addition versus older structures or the aged improvements that will be demolished.

**C. PUBLIC SERVICES**

**1. Access and Transportation**

Vehicular access to the project site and on-site parking on levels 6 to 8, is via a driveway off of Lauula Street. Service access and

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

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loading is also located off of Lauula Street, via a separate driveway. These access points, which are expected to remain unchanged, are shown in photos seven and eight of Appendix III.

Kalakaua Avenue, fronting the project site, is a four lane roadway flowing toward Diamond Head. Royal Hawaiian Avenue and Seaside Avenue form a couplet with Seaside Avenue flowing in a mauka direction and Royal Hawaiian traffic traveling makai. Lauula Street is a private two lane roadway.

The proposal to replace existing commercial structures and renovate the existing Waikiki Shopping Plaza are not expected to impact existing traffic volumes, patterns, or traffic flow. The clientele consist primarily of foot traffic with few customers arriving by car.

2. Water

The site is served by the Honolulu Board of Water Supply (BWS). Because the project consists of replacement and renovations, the demand for water service is not expected to change.

3. Wastewater

The project site is being serviced by several sewer laterals which discharge into an existing sewer line located within Kalakaua Avenue. No upgrades or improvements to the existing sanitary sewer system are anticipated to be required because the proposal will not increase peak-sewage flow quantities. An existing sewer line that is currently located in parcel 61 will be rerouted and replaced with a new sewer line to

better accommodate the proposed improvements.

4. Drainage

The existing site is relatively flat and appears to be partially served by drain lines in Seaside Avenue. The proposal is not expected to increase impervious surfaces and existing drainage patterns and volumes are not expected to change. Accordingly, no significant impacts on the municipal drainage system serving the project site are anticipated.

5. Flood Plain Management

According to the Flood Insurance Rate Map of the City and County of Honolulu, Panel 370 of 395, Map Number 15003C0370F dated September 30, 2004, the project site is located in Zone AO, Special Flood Hazard Areas Inundated by 100-year Flood, with an average flood depth determined at one to three feet.

The existing structures are at a 5 to 6 foot elevation which is over the average flood depth. The proposal will comply with flood hazard requirements.

6. Solid Waste Disposal

The solid waste generated by the proposed development will be collected by a private firm and will not impact municipal refuse services as is currently the case.

7. Schools

The project site is located in the State Department of Education's

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

Honolulu District and is serviced by Ala Wai Elementary, Washington Middle School and Kaimuki High School. The project will not impact public educational services as there are no residential uses associated with the project.

8. Parks

There are a variety of recreational opportunities located near the project site. Those are Waikiki Beach, Ala Wai Field and Golf Course, Kapiolani Park, Ala Wai Canal and Honolulu Zoo.

No impacts on the demand for recreational facilities are anticipated because the proposal does not have a residential or hotel component that would drive such a demand.

9. Police

The project is located with in the Honolulu Police Department's District 6, which is patrolled by officers stationed at the Waikiki police substation, located at 2405 Kalakaua Avenue. This established police substation is officially named the "Duke Paoa Kahanamoku Building."

The proposal is not expected to result in an increased demand for police services.

10. Fire

The Waikiki Fire Station is located approximately 1 mile away on Kapahulu Avenue and the McCully Fire Station is located just under a mile away at the corner of Date and McCully. The proposal will not impact the demand for fire protection services.

The development will comply with all applicable requirements of the Fire Code.

11. Utilities

a. Electric

The Hawaiian Electric Company has existing power lines serving this area and the applicant will coordinate the redevelopment of the site to ensure that the power lines will be adequate to support the proposed development.

b. Telephone

Hawaiian Telcom has existing utility service lines in the area. It is expected that these existing lines will be used to service this proposed redevelopment. The applicant will coordinate with Hawaiian Telcom to determine if new lines will be required. No off-site work is expected.

D. ENVIRONMENTAL IMPACTS

1. Historical and Archaeological Resources

There are no known historical or archaeological resources on the site. Proposed structures will be developed at grade, generally at the same elevations as the structures that currently occupy the site. There is an existing basement level in the Waikiki Shopping Plaza that will remain unchanged.

2. Water Resources

There are no potable or surface water resources within the project

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

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site. The project is located across the street from Waikiki Beach. The waters off the south shore of Oahu, including Waikiki, are designated Class A by the State Department of Health (DOH). Rules of the State DOH indicate that the purpose of the Class A designation is to protect these waters for recreational use and aesthetic enjoyment.

Because there are no water features on the site, the project is not anticipated to adversely impact these resources.

3. Topography and Soils

The project site is located across Kalakaua Avenue from Waikiki Beach and is relatively flat with no unique topographic features such as sand dunes or sloped areas where erosion would be a concern.

According to the U.S. Department of Agriculture Soil Conservation Service, the natural soil deposits on the site consist of Jaucus sand, calcareous soils developed in wind and water deposited sand from coral and seashells. Slopes for these soils generally range from 0 to 15 percent, but in most places, the slope does not exceed 7 percent. Because the project site has been graded and developed, fill material may have been imported over time.

There are currently basement levels in the Waikiki Shopping Plaza Building. The project does not include alterations or excavation of the existing site or modification to the topography other than for the footing for the proposed addition.

4. Coastal Zone Management

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

Although the project is within the State's Coastal Zone Management Area, it is not in the Special Management Area. Therefore it is not subject to permit requirements.

5. Flora and Fauna

Vegetation on the site is limited and consists of introduced species. Because the site has been urbanized for many years, native endangered or threatened species do not naturally occur in this environment.

The landscape for this project will consist of street planters along the store frontage with paved openings to allow easy access for pedestrians from the sidewalk to the stores. The planters will consist of solitary palms such as Coconuts, small canopy trees, accenting under story planting and possibly native plants. All landscaped areas will be irrigated with an automatic irrigation system. Free standing planters, possibly self watering, with a combination of accent shrubs and groundcover will be placed at strategic locations along the store frontage.

6. Noise

Ambient noise levels in the vicinity of the project sight can be expected to be relatively high due to the surrounding vehicular, tour bus and delivery traffic and resort related activities including night time activities.

Once developed, the project is expected to have generally have

the same noise levels and characteristics as the existing project. As the project is not expected to increase existing noise levels, mitigation measures are not proposed.

During the construction phase, typical construction noises will be audible in the area. The dominant noise sources will probably be pile drivers and earth moving equipment, such as bulldozers and diesel powered trucks. Noise from construction activities should be short term and must comply with State of Hawaii Community Noise Control Rules and a construction noise permit issued by the State Department of Health (DOH).

In order to mitigate construction noise, the contractor can undertake reasonable and standard practices, such as using mufflers on diesel and gasoline engines, using properly tuned and balanced machines, etc.

#### 7. Air Quality

Air quality in the vicinity of the project area is mostly affected by air pollutants from motor vehicles. After construction of the proposed project is completed and operational, carbon monoxide levels, which are of primary concern among the various air pollutants will remain unchanged. Accordingly, implementing of air quality mitigation measures for long-term traffic-related impacts is probably unnecessary and none are proposed.

### E. VISUAL IMPACT

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

The proposed replacement structure will have the same location but occupy a smaller foot print than the existing structures, adjacent to an existing structure with a higher elevation. Surrounding structures are of a similar or higher elevation. The existing development does not affect any important view planes in the area of Waikiki. Public views are provided from the Ala Wai Canal Promenade on the north side of the Ala Wai Canal and from the sidewalk area on the south side of the canal.

The proposed addition will be setback and stepped back from the Kalakaua and Royal Hawaiian and will appear to be less imposing from the public right of ways than the existing development. The proposed addition is an “in-fill” project abutting the 8-story Waikiki Shopping Plaza and will not affect public views from Kalakaua Avenue or Royal Hawaiian Avenue.

The project is not near the major view corridors that are identified in the Waikiki Special District Design Guidelines or the Coastal View Study that was published in 1987 by the City and County of Honolulu.

## **V. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED**

As mentioned throughout this report the proposed alterations and addition to the Waikiki Shopping Plaza at the project site will not have a significant impact on the surrounding area in terms of public services and the environment since the new commercial area is equal to the existing commercial floor area being demolished .

Positive socio-economic and revitalization impacts are projected with the

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

development, with increases in short term employment and long term increased demand for improved retail services.

A. NO ACTION

This alternative will forego implementation of the proposed improvements and not achieve the objectives of redevelopment and renovation of the Waikiki Shopping Plaza and the removal of older non-conforming buildings at the corner of Kalakaua and Royal Hawaiian Avenues. These older structures were built in the mid 1950's and the owner now desires to upgrade the structures to enhance the overall appearance of the property and promote the objectives of the Waikiki Special District.

B. RENOVATION

A second option that was considered was renovation of the existing buildings at the corner of Kalakaua and Royal Hawaiian Avenues. This option was studied but was found to be cost prohibitive. In addition, this renovation option reduced the potential for integration of these structure with the existing Waikiki Shopping Plaza.

**VI. GOVERNMENT PERMITS AND APPROVALS REQUIRED**

The development will require the following governmental permits or approvals:

- Finding of No Significant Impact for the Final Environmental Assessment
- Conditional Use Permit for Joint Development

- Waikiki Special District Permit, Minor
- Building Permits

## **VII. PHOTOGRAPHS**

Photographs of the project site and adjoining land uses are provided in Appendix III to provide a visual record of existing conditions.

## **VIII. WAIKIKI SPECIAL DISTRICT**

Although still in the preliminary design phase, the following describes the some elements of compliance with the Waikiki Special District design requirements.

The proposed development will satisfy the objectives and standards of the Waikiki Special District as follows:

### **A. OBJECTIVES**

1. Promote a Hawaiian Sense of Place

The proposed 2230 Kalakaua Ave. project, along with façade improvements to the existing Waikiki Shopping Plaza, will provide more cohesive and integrated street frontage along Kalakaua Ave. and Royal Hawaiian Ave. The pedestrian experience will be enhanced with greater yard area, increased landscaping and unique indoor/outdoor

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

experiences at upper levels. The applicant's architectural consultant will continue to work with the Department of Planning and Permitting to develop a design that meets the Special District goals of providing "rich texture", "contrasting light and shadow", and "using elements with a recognizable symbolic relationship to Hawaii's culture."

Some of the features that have been incorporated into the design of the building to achieve a Hawaiian sense of place are the following:

- Varied building heights and "step backs" along Kalakaua Ave. and Royal Hawaiian Ave.
- Outdoor lanai areas on the upper floors for interaction with the environment.
- Awnings and trellises for weather protection and casting shadows.
- Use of Hawaiian motifs in the building materials.
- Maintenance and increased use of palm trees and other tropical and/or native plant life along the street frontage; and
- Rich and varied textures in the building materials.

2. District Guidelines

a. Building Design

I. Orientation and Form

The building orientation will generally not change as there are limited options for reorienting the structures slated for reconstruction. The proposed form of the new structures however, constitutes an improvement over the

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

existing condition where a four story structure with a height of about 55 feet nine inches in height and other buildings encroach into the required 20 foot front yard setback along Kalakaua Avenue and the 15 front foot yard setback along Royal Hawaiian Avenue. The new structure will comply with the required yards and be stepped back from these public right-of-way in a graduated manner as is recommended in the Waikiki Special District Design Guidelines.

The height of the newly proposed structures and the Waikiki Shopping Plaza is considerably below the 280-foot maximum allowable height limit.

Due to the combination of plan stepping, elevational differentiation and façade articulation, the building's form is graduated, and scaled to be sensitive to the pedestrian experience.

ii. Open Space

The open space on the project site is now focused at the corner of Kalakaua and Royal Hawaiian Avenues where greater setbacks will be provided. The existing entrances to the Waikiki Shopping Plaza, which create an open and inviting appearance will be maintained and possibly enhanced.

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

iii. Parking Facilities

No additional parking structures are proposed. The existing parking is located in levels 6-8 and will remain.

iv. Articulation, Scale, Material and Color

The building facade will be articulated as indicated in the provided plans. By removing the existing encroaching structures and providing an articulated facade at the Kalakaua/Royal Hawaiian corner, the applicant will soften the appearance of the structure. The applicant will utilize a stepped roof form, sun shade canopy, trellises with a scale that is consistent with the Waikiki Special District Design Guidelines. Above the second floor the building facade along Kalakaua Avenue is angled to create greater interest and reduce the potential for reflectivity.

The applicant will be utilizing articulated finishes and subdued colors to soften the building's exterior appearance and allow it to blend in with the surrounding environment.

These elements of articulation, material and color will be in keeping with the recommendations of the "Waikiki Special District Design Guidelines"

By integrating the new improvements with the existing Waikiki Shopping Plaza, the design will address

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

the street frontage along three sides of the block. The primary concept is that some of the natural earth tone materials currently designed into the new building will overlap and extend onto the existing Waikiki Shopping Plaza building. These materials may begin to evoke Hawaiian patterns or textures, and will serve to join the two buildings harmoniously. All of these elements will be based on the recommendations of the Waikiki Special District Guidelines.

b. Ground Level Features

I. Entries, Lobbies and Arcades

These elements are in keeping with the recommendations of the “Waikiki Special District Design Guidelines”. Entries along both sides of the newly proposed structure will provide access to tenant spaces. Awnings will be provided for shade.

ii. Visual Links

The existing and proposed entries will provide a visual and physical link between the street scape and the commercial areas.

c. Features in Required Yards

i. Porte Cocheres

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

There are no porte cocheres currently on the site and none are proposed at this time. No new curb cuts/driveways are planned and the applicant hopes to eliminate an existing curbcut/driveway along Royal Hawaiian Avenue.

ii. Walls and Fences

The applicant has no plans to erect walls or fences. The second story lanai will have a safety railing that will be designed consistent with the Waikiki Special District Design Guidelines.

iii. Shading Devices

There is currently an awning that extends from the facade of the structures that are slated for removal. New awnings to provide shade will be provided as part of the project.

iv. Roof Design and Equipment Screening

Rooftop machinery, equipment and utility installations which maybe needed to support the proposal will be screened as suggested by the Waikiki Special District Guidelines.

d. Landscaping

The existing landscaping on the site is somewhat limited as indicated in the photographs provided in Appendix III and on

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

the plans provided in Appendix II. Generally, the existing street  
scape landscaping will be maintained? Will any be added?

i. Water Features and Artwork

There are no water features on the existing site at  
this time. There are currently limited options for  
accommodating water features or art work.

ii. Sidewalks and Paving

As indicated in the photos and the partial survey the  
existing sidewalks and paving surrounding the project site  
consists primarily of decorative pavers. Generally, the  
mauka side of the project site is fronted by concrete side  
walks. The sidewalks fronting the project site will be  
developed with patterned and/or textured paving materials  
to provide a sense of scale and rhythm appropriate to the  
surrounding buildings and will comply with Waikiki  
Special District Design Guidelines. This could improve the  
pedestrian experience along three of the frontage that  
currently have decorative sidewalks.

Lauula Street is generally considered the “back of  
the house” where the existing parking and loading  
driveways exist. No changes are proposed in this  
location. The curb cut/driveway along Royal Hawaiian  
Avenue will be removed.

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

e. Signage

The applicant has not designed the proposed sign for the project site at this time. There are several existing signs on the Waikiki Shopping Plaza building that will be retained.

f. Lighting

Lighting will be utilized to contribute to public safety and to enhance the nighttime ambiance of the outdoor areas. Outdoor lighting will be subdued or shielded so as not to provide spillage onto surrounding properties or public rights-of-way.

B. URBAN DESIGN CONTROLS

1. Waikiki Gateways

The project site is located in the middle of Waikiki not near any of the Waikiki Gateway areas identified in the Waikiki Special District Design Guidelines.

2. Fort DeRussy

The project will not impact the existing Fort DeRussy and the large landscaped, tropical open space elements that exist there.

3. Major Streets

The project is located on Kalakaua Avenue, which is identified as a major street on the Urban Design Controls Map. The project will be designed in a manner that will promote the objectives of the Waikiki Special District.

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

The configuration of the new building is sensitive to this major roadway and has provided a greater setback than currently exists.

4. Waikiki Promenade

The Waikiki Shopping Plaza-Addition and Alteration project does not front on Ala Wai Boulevard or the Ala Wai Canal, which is the closest segment of the Waikiki Promenade.

5. Coastal Height Setback

The proposed development is not situated along the shoreline and is not subject to the coastal height setback.

6. Mini Parks

The proposal does not impact any of the existing mini parks in Waikiki.

7. Significant Public Views

The Waikiki Shopping Plaza-Addition and Alteration project will not impact significant public views as identified in the Waikiki Special Design District Guidelines or the LUO.

8. Public Pedestrian Access

The proposed project site does not provide opportunities for public pedestrian access as encouraged in the “Waikiki Special District Design Guidelines”. The project will not obstruct public pedestrian access as none are provided other than access to existing retail shops.

9. Historic Structures, Significant Sites and Landmarks

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

Although the buildings to be demolished are more than 50 years old, they are not listed on the State of National Register of Historic Places nor are they identified by the Waikiki Special District Design Guidelines as structures having scenic, cultural, historic or architectural significance. The State Department of Land and Natural Resources, Historic Preservation Division is being consulted regarding the proposed project.

## XI. SIGNIFICANCE CRITERIA

The following review of the significance criteria indicates that the development will not have a significant impact on the environment.

- **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource**

As indicated above, there are no known natural or cultural resources on the site. Accordingly, there will be no irrevocable commitment to loss or destruction of any natural or cultural resources that would result from implementation of the project.

- **Curtail the range of beneficial uses of the environment**

The proposed development will not curtail, but will instead enhance the range of beneficial uses of the environment. Portions of the existing commercial property will be redeveloped and the remainder will be renovated, enhancing uses that currently exist.

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

- **Conflict with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders**

The State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy". The broad policies set forth include conservation of natural resources and enhancement of the quality of life. As discussed previously, there may be some short term adverse impacts associated with construction-related activities. The project does not affect significant natural or historical resources, and will enhance the existing commercial site in Waikiki; contributing to the viability of Hawaii's tourist industry and the states economy.

- **Substantially affects the economic or social welfare of the community or state**

The development will give a temporary boost to the State's economy with the provision of short-term construction employment and related tax impacts. The project will also positively contribute to the long term viability of the area by revitalizing and upgrading the commercial area on the project site.

- **Substantially affect public health**

The proposed action will not affect public health. The proposed land uses are compatible with the surrounding resort and

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

resort/commercial uses. The proposal will help to support these uses not to the detriment of public health.

- **Involves substantial secondary impacts, such as population changes or effects on public facilities**

The proposed project will not involve substantial secondary impacts, as it will essentially continue the existing commercial use on the project site.

- **Involves a substantial degradation of environmental quality**

The development will not result in a substantial degradation of the environment. Only minimal impact is projected during the construction phase. Noise, air quality and possibly traffic impacts are expected to be short term, construction related and minimized through mitigation measures noted in the mitigation section of this Draft EA.

- **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions**

The proposed development does not involve a commitment to larger actions nor will it result in cumulative impacts to the environment. The proposed development will not generate future developments, creating a cumulative impact.

- **Substantially affects a rare, threatened, or endangered species, or its habitat**

There are no known threatened or endangered flora or fauna or associated habitats on or within the vicinity of the project site.

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

Accordingly, such sites are not anticipated to be affected by the proposal.

- **Detrimentially affects air or water quality or ambient noise levels**

Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust will be generated in the course of demolition of the existing structures. Dust control measures appropriate to the situation will be employed by the contractor, including where appropriate, frequent watering, erection of dust barriers and other methods for minimizing dust.

Short term noise impacts at construction sites are a normal result of construction activity. These noises would temporarily elevate ambient noise levels. The State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. The contractor will be required to apply for a permit from the State Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

Long term noise impact from the proposed development can be minimized by proper siting of mechanical and electrical equipment.

Water quality would not be detrimentally affected by the proposed development as there are no water resources on the project site.

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

- **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain**

According to the Flood Insurance Rate Map of the City and County of Honolulu, Panel 370 of 395, Map Number 15003C0370F dated September 30, 2004, the project site is located in Zone AO, Special Flood Hazard Areas Inundated by 100-year Flood, with an average flood depth determined at one to three feet.

The development will not affect tsunami zones, erosion-prone areas, geologically hazardous land, estuaries, fresh water nor coastal waters.

- **Substantially affects scenic vistas and view planes identified in county or state plans or studies**

The proposed development will not impact on important coastal views described in the 1987 Department of Land Utilization Coastal View Study. No coastal views are available along this stretch of Kalakaua Avenue. The proposed development will not affect significant public views identified in Section 21-9.80-3 of the Land Use Ordinance.

- **Requires substantial energy consumption**

Development and operation of the project will not require substantial increases in energy consumption as the proposal generally seeks to replace and improve existing structures.

The Hawaiian Electric Company has existing power lines serving this area and the applicant will coordinate development to ensure that

Draft Environmental Assessment  
Waikiki Shopping Plaza-Alteration & Addition

the power lines will be adequate to support the proposed condominium or timeshare development. The applicant will consider the use of energy saving appliances and fixtures in the design of the project.

**X. RECOMMENDATION**

Based on this Environmental Impact Preparation Notice, a Finding of No Significant Impact (FONSI) for the proposed development of the Allure Waikiki Mixed Use Development is anticipated.

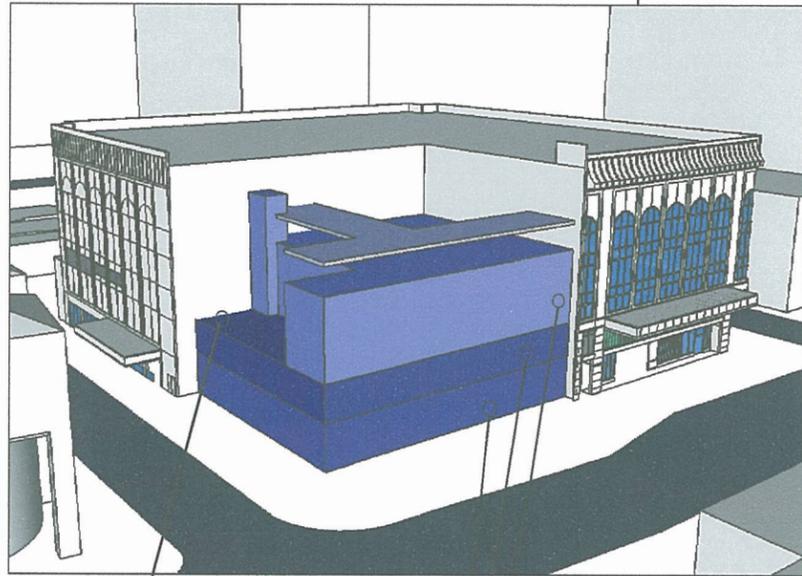
**APPENDIX I**

**PARTIAL SITE SURVEY**



**APPENDIX II**

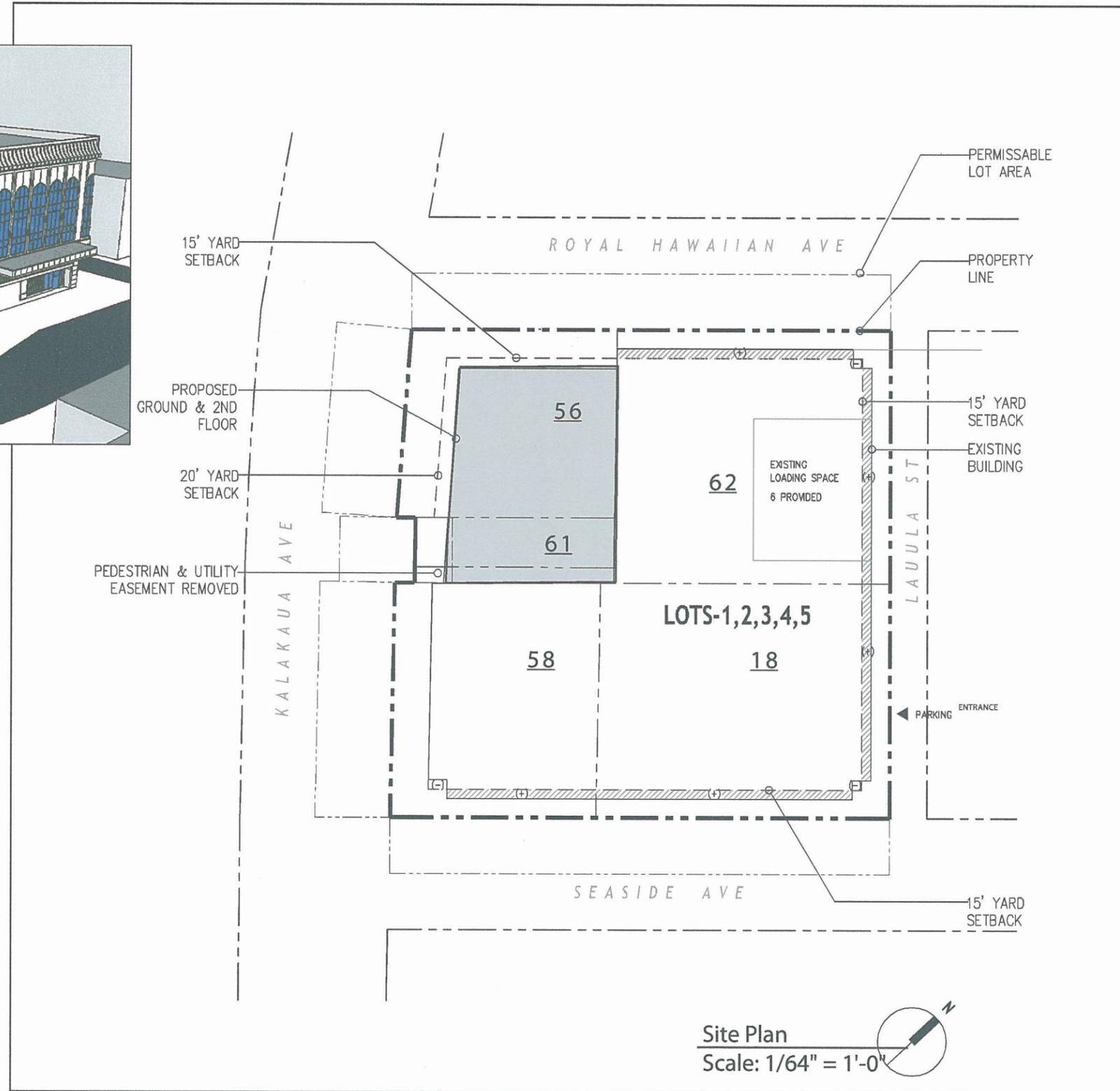
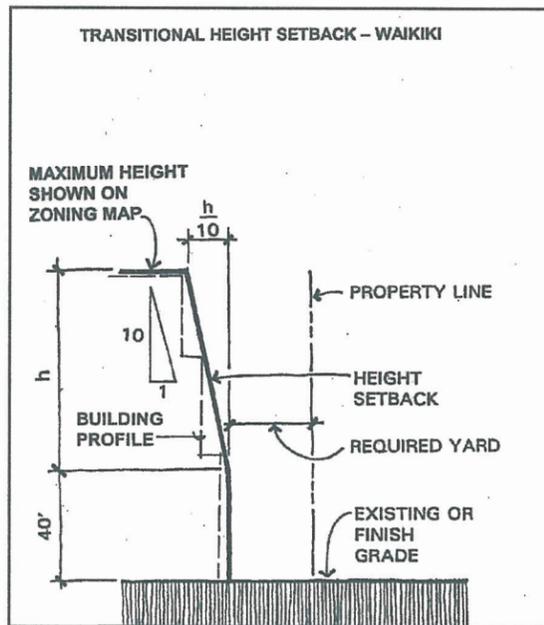
**CONCEPTUAL SITE PLANS**



**Proposed Floor Area**

1st Floor:	10,350 s.f.
2nd Floor:	10,350 s.f.
3rd Floor:	8,680 s.f.
Roof:	275 s.f.
<b>TOTAL:</b>	<b>29,655 s.f.</b>

(29,666 s.f max allowable)



**Study 1**  
**Site Calculations:**

Lot Area: 96,566 s.f.  
FAR: 1.75  
Allowable Floor Area (FAR): 168,990 s.f.

Existing Total Floor Area:  
WSP: Parcels- 18,58,& 62  
Basement:  
35,678 s.f. (Not Included)  
Floors 1-5:  
190,000 s.f.  
Floors 6-8:  
Parking (Not Included)  
Parcel 56: 23,890 s.f.  
Parcel 61: 5,776 s.f.  
**Total Floor Area: 219,666 s.f.**

Proposed Floor Area:  
Existing: (WSP) 190,000 s.f.  
+(NEW) 29,655 s.f.  
**Total: 219,655 s.f.**

Max Allowable Building Height:  
12 stories, 280'  
Min. Construction Type:  
Type 1-B (2 hr), with  
automatic fire sprinkler system  
(to match WSP)

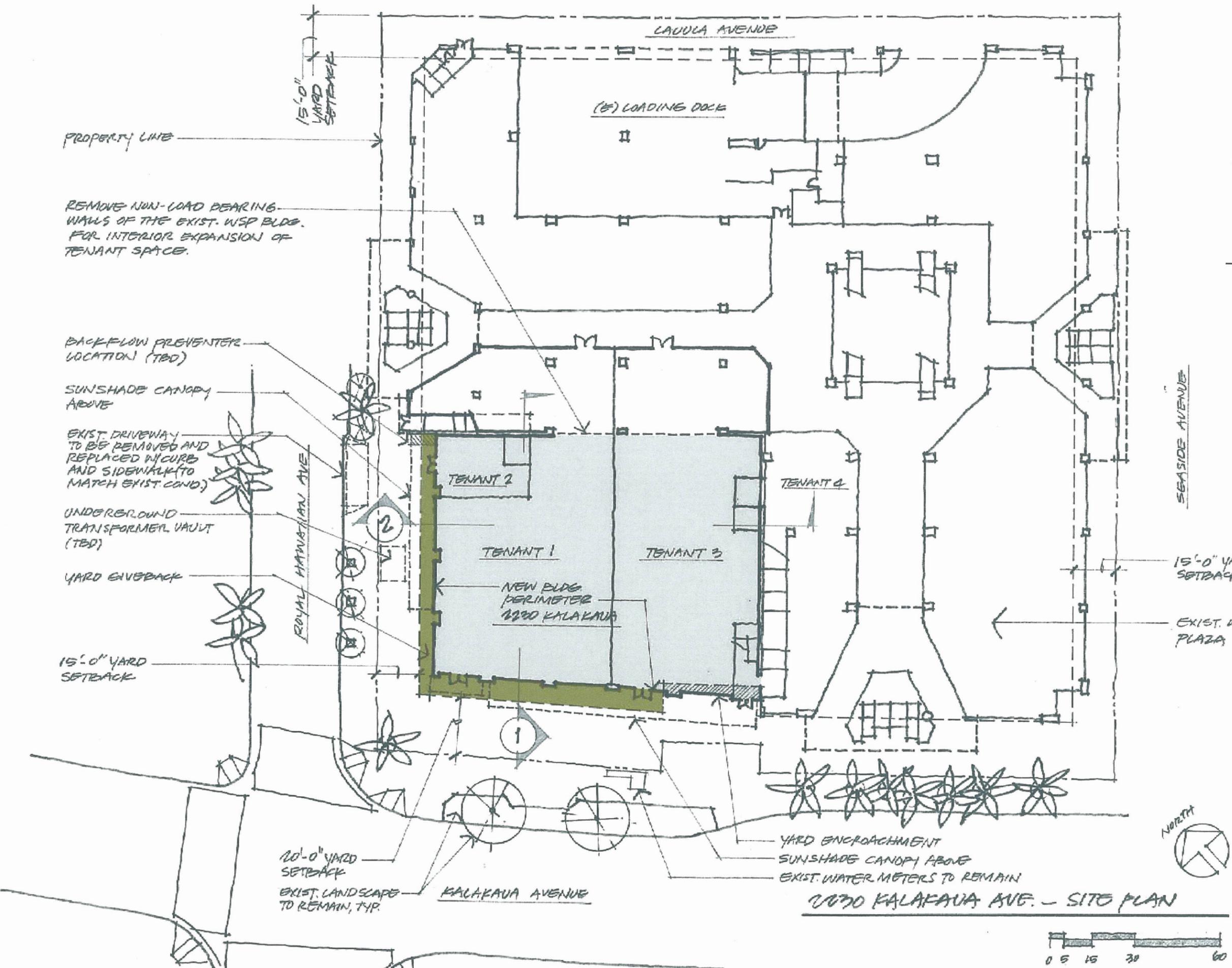
Proposed Building Height:  
3 Stories = Approx. 60'-0"

Parking:  
Required:  
173,238 s.f. /800= 217 Stalls  
Existing: 294 Stalls

Loading:  
Required: 8 Spaces  
Existing: 6 Spaces

**2230 Kalakaua Ave.**

**Study 1-- Joint Development: Parcels- 56, 58, 61, 62, & 18**



2230 Kalakaua (Parcel 56, 61)	
Kalakaua Ave	
Yard Encroachment:	99 s.f.
Yard Giveback:	710 s.f.
<hr/>	
Total (Net Giveback):	611 s.f.
<hr/>	
Royal Hawaiian Ave	
Yard Encroachment:	0 s.f.
Yard Giveback:	222 s.f.
<hr/>	
Total (Net Giveback):	222 s.f.

2230 KALAKAUA AVE. - SITE PLAN



2020 KALAKAUA AVENUE - ROYAL HAWAIIAN AVE. BLDG. ELEVATION



CONT. TRELLIS  
AT ROOFTOP

CURTAINWALL SYSTEM W/ CLR.  
NON-REFLECTING INSULATED  
GLASS, BUTT-JOINT W/ DECO.  
FITTED PATTERN

8th Floor (WSP Bldg.)  
El. + 98'-0"

LOUVERED  
CANOPY

T.O. Trellis  
El. + 74'-0"

T.O. Parapet  
El. + 62'-0"

Roof  
El. + 59'-0"

EXIST. TREES  
BEYOND TO  
REMAIN, TYP.

3rd Floor  
El. + 29'-6"

2nd Floor  
El. + 16'-0"

1st Floor  
El. + 0'-0"

2230 KALAKAUA AVE - KALAKAUA AVE. BLDG. ELEVATION



DECO. CAST STONE  
PANELS

STOREFRONT, CLR.  
NON-REFLECTIVE GLASS

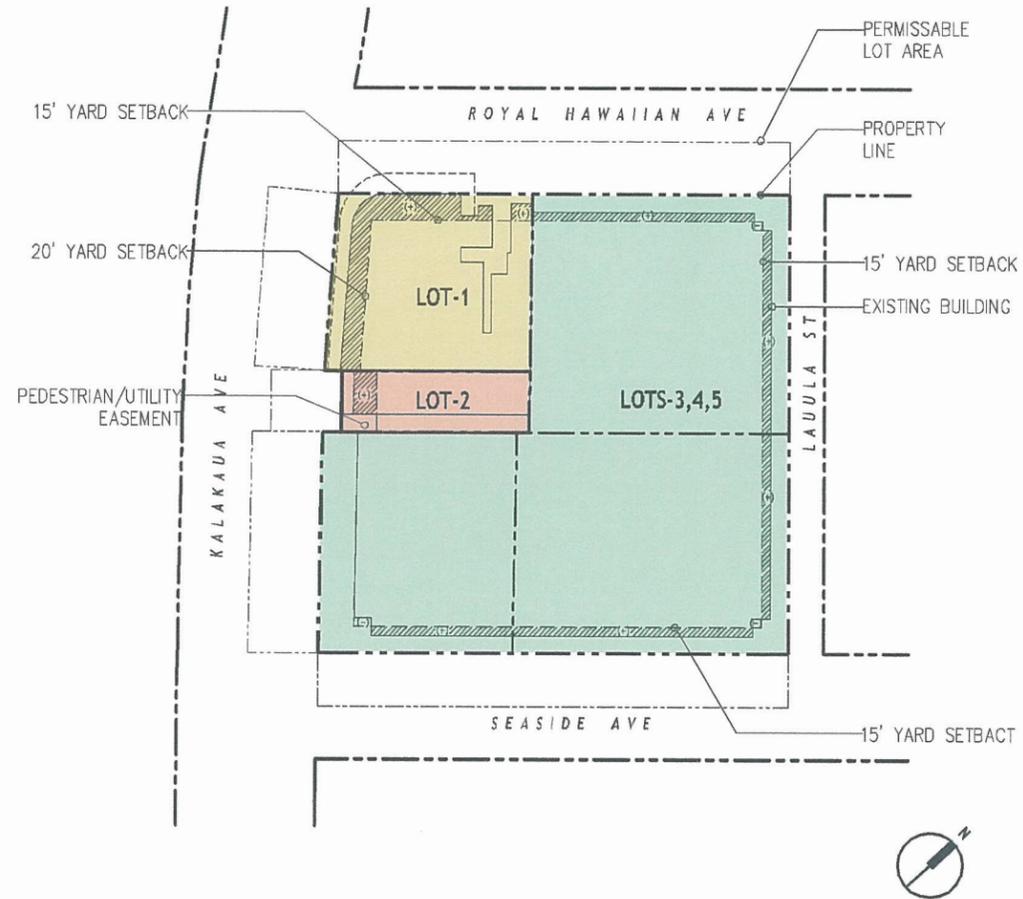
CONT. SUNSHADE  
CANOPY



Oahu

**Location**

2230 Kalakaua Ave.  
 2244 Kalakaua Ave.  
 2250 Kalakaua Ave.



**Zoning Information:**

 LOT-1: 2230 Kalakaua Ave.  
 TMK: 2-6-019:056  
 Area: 11,410 sq. ft.  
 Special District:  
 Waikiki Special District  
 State Land Use: Urban District  
 Zoning: Resort Commercial  
 Precinct.  
 Height Limit: 280 ft.

 LOT-2: 2244 Kalakaua Ave.  
 TMK: 2-6-019:061  
 Area: 3,715 sq. ft.  
 Special District:  
 Waikiki Special District  
 State Land Use: Urban District  
 Zoning: Resort Commercial  
 Precinct.  
 Height Limit: 280 ft.

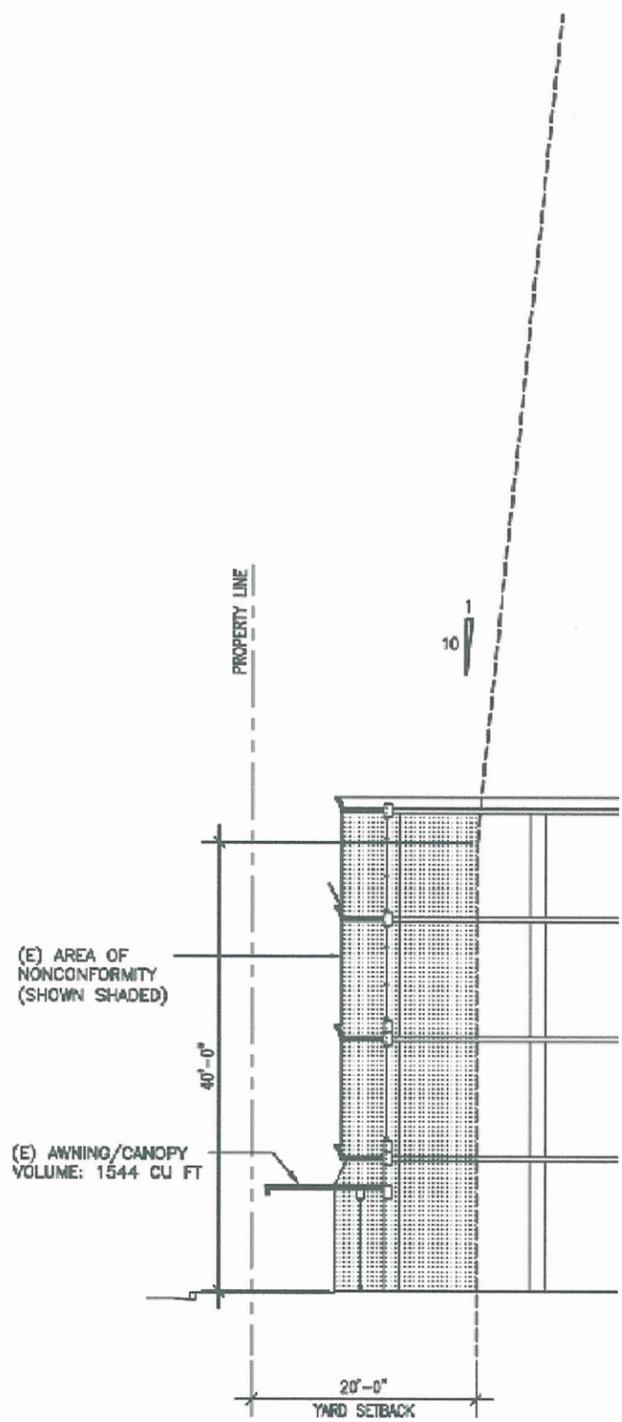
 LOT-3,4,5: 2250 Kalakaua Ave.  
 TMK: 2-6-019:062,  
 2-6-019:058,  
 2-6-019:018  
 Area: 52,997 sq. ft.  
 Special District:  
 Waikiki Special District  
 State Land Use: Urban District  
 Zoning: Resort Commercial  
 Precinct.  
 Height Limit: 280 ft



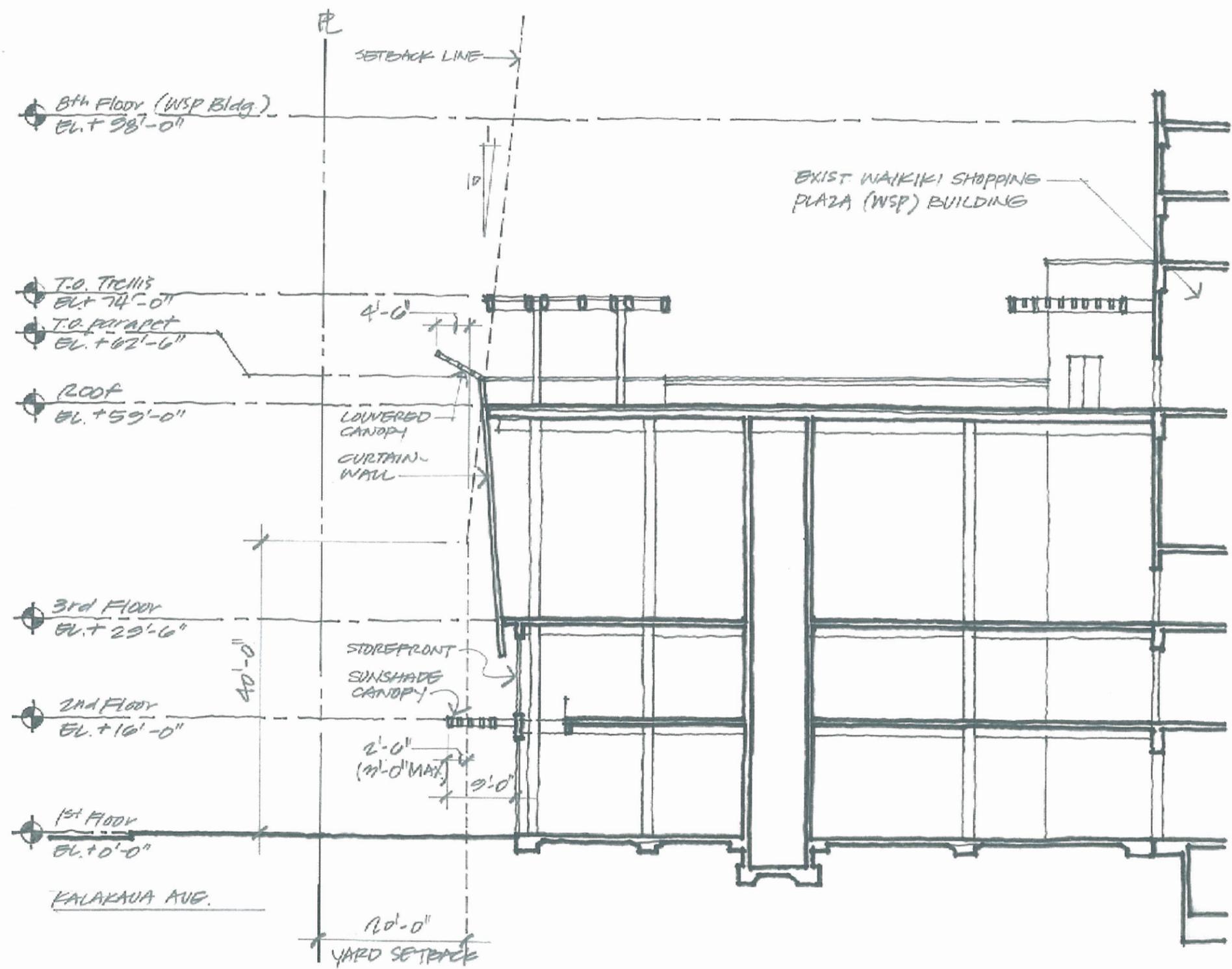
**Existing Site Photo**

**2230 Kalakaua Ave.**

**Site Information**

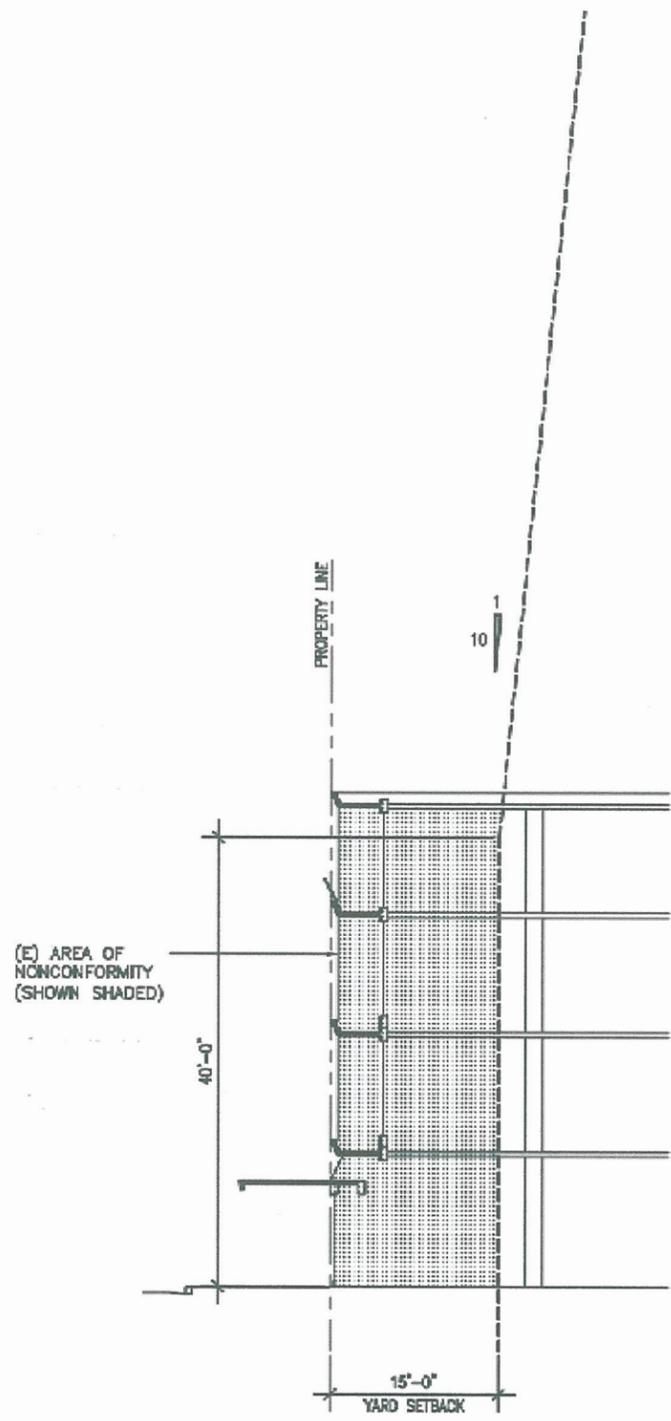


1 2230 KALAKAUA - EXISTING CONDITION (SECTION THRU KALAKAUA AVENUE) 1/16"=1'-0"

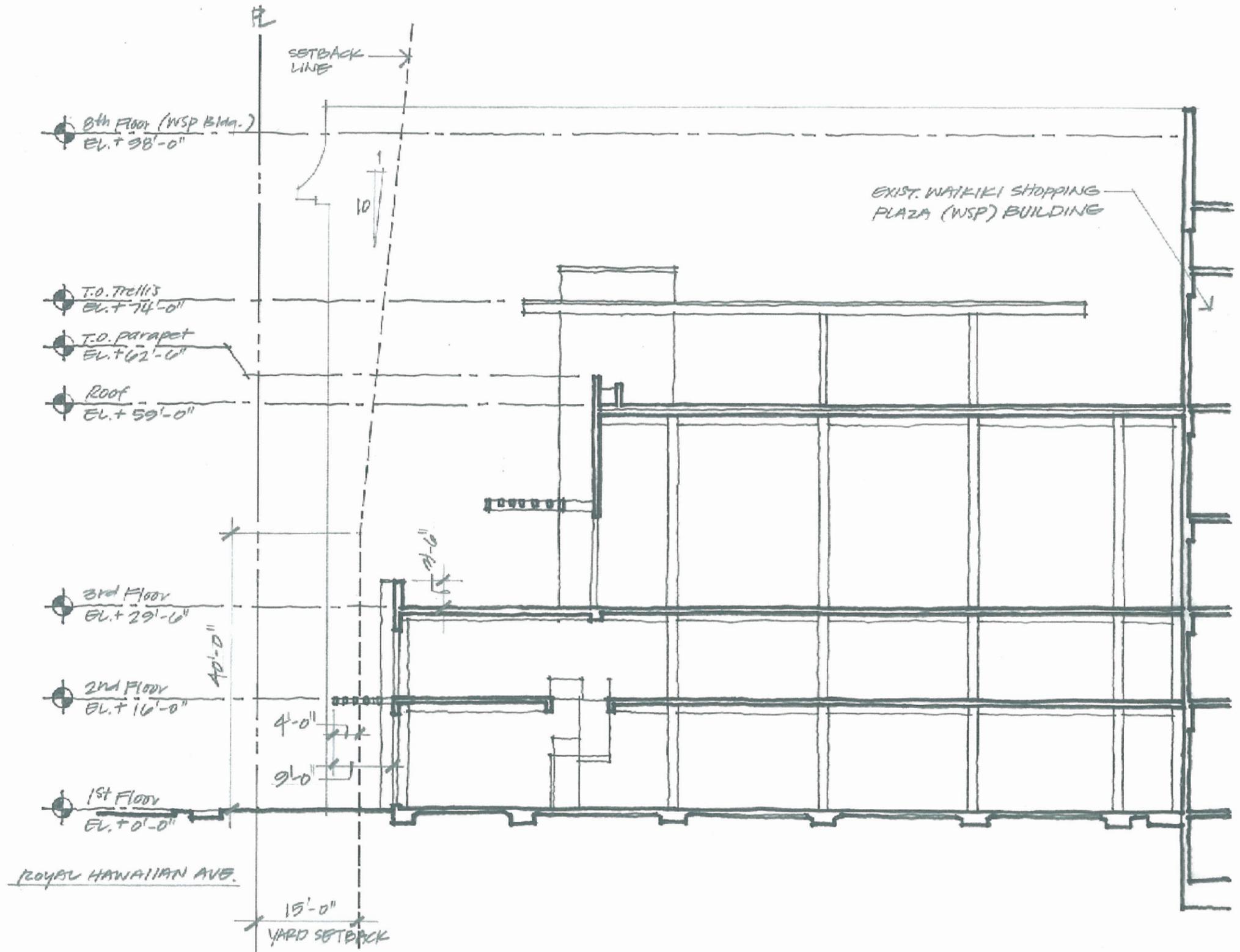


1 2230 KALAKAUA AVG. - BLDG. SECTION THRU KALAKAUA AVG.





2230 KALAKAUA - EXISTING CONDITION  
 (SECTION THRU ROYAL HAWAIIAN AVE)  
 1/16"=1'-0"

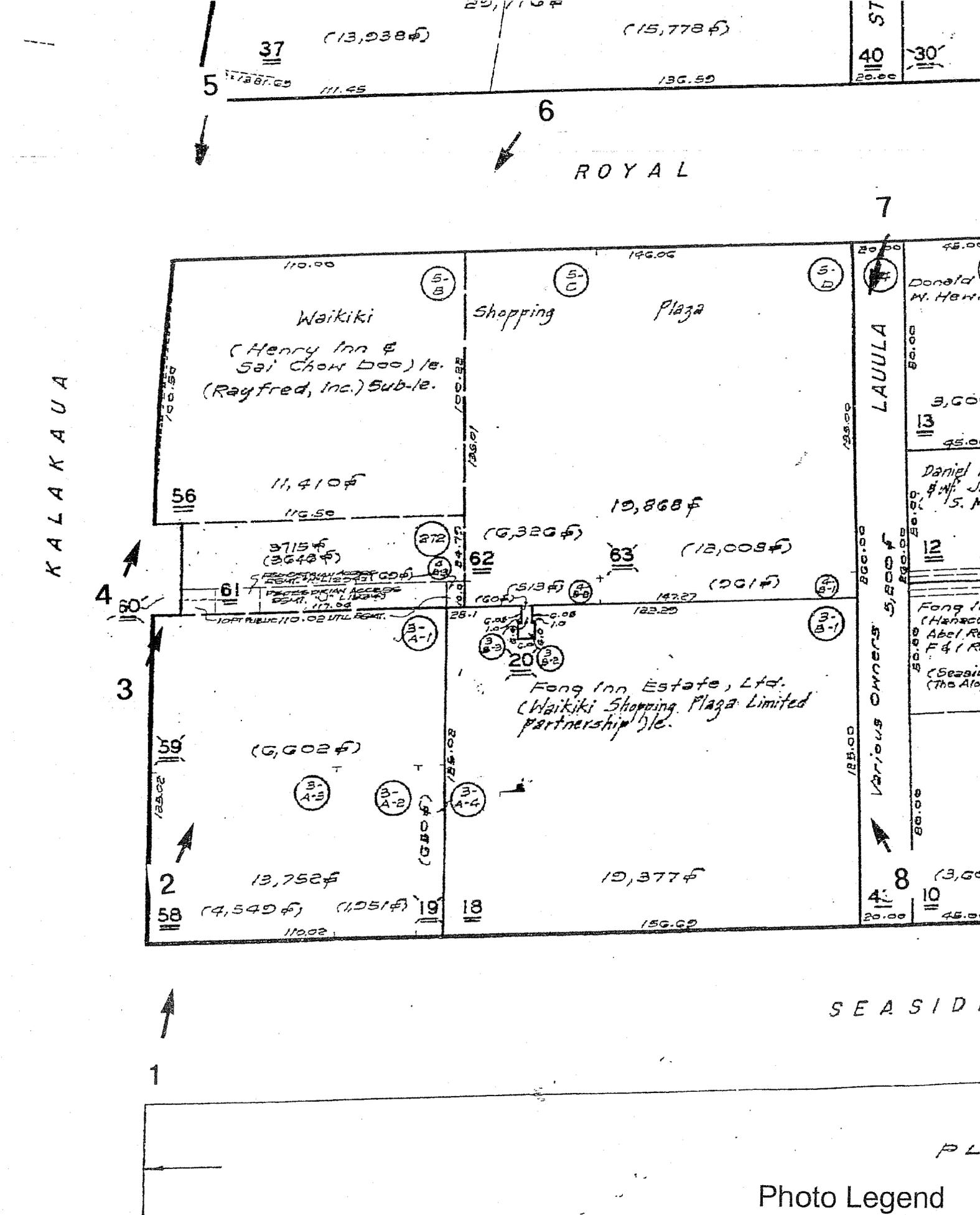


2230 KALAKAUA AVE. - BLDG. SECTION THRU ROYAL HAWAIIAN AVE.



**APPENDIX III**

**PHOTOGRAPHS**



WAIKIKI, HONOLULU, OAHU.

Photo Legend

PL



**Photograph No. 1** Existing Waikiki Shopping Plaza at the corner of Kalakaua Avenue and Seaside Avenue



**Photograph No. 2** The existing Waikiki Shopping Plaza along Kalakaua Avenue



Photograph No. 3 Area slated for redevelopment along Kalakaua Avenue



Photograph No. 4 Area slated for redevelopment along Kalakaua Avenue



**Photograph No. 5** Existing structures, corner of Kalakaua and Royal Hawaiian Avenue



**Photograph No. 6** Existing structures along Royal Hawaiian Avenue



**Photograph No. 7 Loading and back of the house operations off of Lauula Street**



**Photograph No. 8 Existing parking access driveway off of Lauula Street**

