SPECIAL MANAGEMENT AREA USE PERMIT (SMP MAJOR) ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED RENOVATIONS TO THE PARK SHORE WAIKIKI HOTEL

Tax Map Keys: 2-6-027:034, 045, & 049

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SPECIAL MANAGEMENT AREA USE PERMIT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED RENOVATIONS TO THE PARK SHORE WAIKIKI HOTEL

INTRODUCTION

The site of the Park Shore Waikiki Hotel at 2586 Kalakaua Avenue in Waikiki, was once known during ancient times as Kekio, a small community of thatched houses in Waikiki.

The Park Shore Waikiki Hotel originally designed in the early 1960's and opened its doors in 1968. Located on the corner of Kalakaua Avenue and Kapahulu Avenue, across the street from Kuhio Beach, the Park Shore Waikiki Hotel is situated on three separate joint developed properties totaling 39,616 square-feet. The three properties are zoned Resort Mixed Use Precinct and located within the Special Management Area of Waikiki and the Waikiki Special District. This Environmental Assessment is prepared and submitted in accordance with Chapter 25, Revised Ordinances of Honolulu (ROH) & Administrative Rules of the Department of Health, chapter 200 of Title 11, "Environmental Impact Statement Rules", Sections 10, 11, and 12 regarding instructions for filing an application for a Special Management Area Use Permit (SMP).

The applicant, Hiroshi Tanaka of Sasada International, LLC, submits this application and Environmental Assessment to permit the exterior renovation of the existing hotel facility. The proposed exterior renovations are intended to be consistent with all of the objectives and policies of the following:

1. 2003 International Building Code (IRC)
2. Hawai'i Revised Statutes (HRS), Section 205A-2,
3. Land Use Ordinance (LUO), Section 21-9.80-1 Waikiki Special District - Objectives
4. The design guidelines as outlined within the City and County of Honolulu's Special District Design Guidelines for Waikiki
5. Land Use Ordinance (LUO), Section 21-9.80-6 Resort Mixed Use Precinct

The proposed renovation shall also comply with all other applicable governmental codes and regulations as it pertains to health, safety, and the Americans with Disabilities Act Accessibility Guideline (ADAAG) standards.

Since the scope of work for the proposed renovations to the Park Shore Waikiki Hotel pertain to the existing structure and are contained within the limits of the property lines, it is expected that a Finding of No Significant Impact (FONSI) will be issued.

I. GENERAL INFORMATION

A. Applicant	:	Hiroshi Tanaka Sasada International, LLC Park Shore Waikiki Hotel 2586 Kalakaua Avenue Honolulu HI 96815 Telephone: (808) 979-2801 Fax: (808) 979-2506
B. Recorded Fee Owner	:	BANK OF HAWAII, as Trustee under the Will and of the Estate of Emanuel S.Cunha, deceased BANK OF HAWAII, Trust Real Estate Dept. 722 P.O. Box 3170 Honolulu, Hawaii 96802-3170 Telephone: (808) 694-4561 Fax: (808) 694-4693
C. Agent	:	Philip K. White Architects 40 S. School Street, Suite 300 Honolulu, Hawai'i 96813 Telephone: (808) 596-0260 Fax: (808) 591-6661
D. Tax Map Keys	:	2-6-027:034 (25,536 square feet) 2-6-027:045 (5,000 square feet) 2-6-027:049 (9,080 square feet)
E. Lot Areas	:	39,616 square feet (combined)
F. Agencies Consulted	:	N/A
G. State Land Use	:	Urban District
H. Existing Zoning	:	Resort Mixed Use
I. Surrounding Uses	:	The hotel properties are bordered by Kalakaua Avenue to the west and Kapahulu Avenue to the south. Lemon Road fronts the entrance to the parking garage on the east side. Surrounding properties are all zoned Resort Mixed Use – mostly hotels with a few commercial developments with various retail shops and restaurants.

K. Density

Total Existing Floor Area: **123,276 sf**
Width of Kalakaua Avenue: 80 ft
Width of Kapahulu Avenue: 72.26 ft
Abutting Right-Of-Way Area (Kapahulu Ave. and Kalakaua Ave.): 33,054 sf

Maximum density (FAR) resort mixed use precinct only:

Lot Area (sf)	**FAR calculation**
30,000 - 89,999	FAR = (.000014 x lot area) + 1.54
	FAR = (.000014 x 39,616) + 1.54
	FAR = 2.09

Max. Permitted Floor Area = FAR x (lot area + ½ area of R.O.W. of abutting streets)
= 2.09 x [39,616 + .5(abutting R.O.W. area of Kapahulu and Kalakaua)]
= 2.09 x [39,616 + .5(33,054)]
= 117,339 sf

Proposed Additional Floor Area:

New Elevator:	204.0 sf
New Elevator Control Space:	17.0 sf
New Elevator Lobby	271.0 sf
New Stairs #2:	689.0 sf
New Restrooms (3rd Floor):	365.0 sf
Under PV Trellis:	+ 1,904.0 sf
Total Additional Floor Area:	**3,450.0 sf**

Although the total existing floor area already exceeds the maximum permitted floor area by approximately 5,937 square feet, the following additional floor areas should be allowed based on Section 21-9.80-4(e)(5) of the Land Use Ordinance (LUO):

1. All additional floor areas relating to the new elevator and stairs are improvements required to provide an accessible route in order to comply with the Americans with Disabilities Act (ADA).
2. The new bar is required to provide restrooms per Table 2902.1 and Section 2902.6 of the 2003 International Building Code (IBC). The restrooms shall be accessible in order to comply with ADA, and therefore the additional floor area should also be allowed based on Section 21-9.80-4(e)(5) of the LUO.
3. The existing electrical system will be upgraded by introducing a 1,900 square foot array of photovoltaic panels capable of generating approximately 30 kilowatts of electricity. The photovoltaic panels will be supported by the steel trellis above the bar. Therefore, the additional floor area below the panels should also be allowed based on Section 21-9.80-4(e)(5) of the LUO.

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description

1. Project Description

The scope of the proposed improvements to the Park Shore Waikiki Hotel will include new surface treatments such as wood, stone and plaster on the exterior surfaces fronting Kapahulu Avenue and Kalakaua Avenue. New planters and landscaping featuring indigenous plants are proposed at the hotel entrance. The exterior of the building, including the guestroom towers, will require some new paint - subtle earth tones that will complement the surrounding natural landscape. The finish materials and paint colors will contribute to a Hawaiian sense of place (see Exhibit 21).

New illuminated ground signs will be installed near the porte cochere and at the lobby entrance. At the existing porte cochere, a new overhead canopy will be added to protect guests from rain as they enter and exit the hotel lobby. The proposed canopy will be supported by a new freestanding architectural element (posts to be located a minimum 5 feet from the property line). Another overhead canopy leading to Kalakaua Avenue will be suspended from the existing structure. The design of the proposed canopies and the structural elements will promote a Hawaiian sense of place. The 4,400 square-foot pool deck on the third floor will be resurfaced with natural stone and landscaped with native vegetation and flowering plants. Cascading water features will be added to enhance the tropical setting. A new 6x10, 1,350-gallon recessed spa will be located in the Diamond Head corner of the existing pool. A new pained steel trellis will be added over the third floor roof deck above the existing commercial area to provide some shade. A majority of the trellis will also support an array of photovoltaic panels. A new open-air bar and seating areas will be added as an accessory use to the hotel. New glass railings and planters will be installed along the edge of the pool deck visible from Kalakaua Avenue and Kapahulu Avenue. A new elevator and stairs will be introduced in order to bring the existing building up to compliance with the Americans with Disabilities Act (ADA).

It is the intent of the Owners that the improvements try to adhere to the standards of the United States Green Building Council (USGBC), and be Leadership in Energy and Environmental Design (LEED) certified demonstrating that the building is environmentally responsible, profitable and a healthy place to live and work.

2. Relation to SMA

According to the City & County records, all three properties are located well within the Special Management Area, see Exhibit 4.

3. Location Map

For Location Map, see Exhibit 3.

4. Land Use Approvals
   The following permits are required for the demolition and construction of the project:
   a. Special Management Area Use Permit (SMP) major
   b. Special District Permit (minor)
   c. Demolition Permit
   d. Building Permit

B. Technical Characteristics
1. Use Characteristics
   The completed project will improve the overall aesthetic appearance of the hotel's exterior façade, especially at street level, and the porte cochere will create a pleasant architectural feature while providing guests with protection from the elements. At the third level pool deck, hotel guests will enjoy the look and feel of the new stone surfaces integrated into the new landscaping and water features.

2. Physical Characteristics (see Exhibits 5-13)

3. Construction Characteristics
   a. Demolition, Removal, Modification of Existing Structures
      The majority of the demolition required for the proposed renovations entail stripping and removing the existing finishes, and preparing the surfaces to accept the new finishes. Portions of the existing exterior walls will be demolished and removed to create a large open entrance into the lobby. Certain areas of the concrete slab fronting the existing hotel lobby will have to be saw-cut and removed in order to accommodate planters for the proposed landscaping. Existing trees will be relocated as required by the Special District Design Guidelines for Waikiki. Although portions of the existing landscaping will be removed or relocated, the total proposed landscaping area shall not be less than the total area of the existing landscaping. Two existing exterior stairs that only access the second floor of the commercial addition will be demolished and removed to allow for the construction of new stairs. All non-conforming roof eaves and awnings exceeding 42" from the face of the existing building will either be reduced to no more than 42" where possible, or slightly reduced per LUO Sec. 21-9.80-4(e)(4)(A).

b. Site Work
The proposed project will not entail any site work such as grading, grubbing or filling.
Although some of the existing landscaping will be removed and/or relocated, the total proposed landscaping area will exceed the total existing landscaped area.

Total Existing Landscaping:	**2,740 sf**
Total Proposed Landscaping:	**3,428 sf**

c. New Structure Heights
The two staircases were redesigned to accommodate the third floor and will be partially enclosed using a type of modular trellising system, creating a visual statement of "green design". The new canopy at the porte cochere will be a freestanding architectural element. As mentioned earlier, on the third floor roof deck above the commercial addition, a 10-foot high steel-framed trellis approximately 1,000 square-feet will be provided above the bar and seating. A new elevator will be provided at the commercial addition off Kalakaua Avenue to bring the addition to conformance with ADAAG requirements. The new staircases, the new canopy, the trellis and the elevator tower will all conform to the maximum height limit of 220 feet as stated in the current Land Use Ordinance requirements for the Waikiki Special District.

4. Utility Requirements
   a. Water Supply - The existing municipal water transmission system is adequate enough to accommodate the proposed water features.
   b. Electrical Supply – The existing electrical loads should be more than enough to accommodate the proposed improvements. Existing telephone and cable services will also remain unchanged. All electrical modifications will be professionally designed and installed. 3. The existing electrical system will be upgraded by introducing a 1,900 square foot array of photovoltaic panels capable of generating approximately 30 kilowatts of electricity. The photovoltaic panels will be supported by the steel trellis above the bar. Therefore, the additional floor area below the panels should also be allowed based on Section 21-9.80-4(e)(5) of the LUO.
   c. Gas – The proposed renovation will not require additional gas lines.

5. Liquid Waste Disposal
The proposed renovations are not expected to affect the existing on-site wastewater treatment and disposal systems or the existing Municipal Sewage Systems. Any modifications to the wastewater treatment and disposal systems be professionally documented and detailed and shall

conform to applicable provisions of the State Department of Health's (DOH) Administrative Rules. All plans will be reviewed by the DPP's Wastewater Branch prior to issuance of construction permits.

6. Solid Waste Disposal
   The proposed improvements are not expected to affect the current amount of solid dry and wet refuse generated by the hotel. Typically, the solid dry and wet refuse generated by the hotel is collected and disposed of by a private refuse collection company. The proposed improvements are not expected to affect the current amount of solid dry and wet refuse generated by the hotel.

7. Access to the Site
   There are two main points of vehicular access to the project site – one is from an existing driveway off Kapahulu Avenue which provides valet service, the other is from a driveway off Lemon Road that leads to the hotel's parking structure. There is an existing 22-foot wide concrete sidewalk along Kalakaua Avenue and a 12-foot sidewalk along Kapahulu Avenue that is more than adequate to accommodate pedestrian traffic onto the site. Pedestrians can enter the hotel lobby through the main entrance off Kapahulu Avenue. Although the proposed renovation is not expected to affect the existing access points to and from the site, the proposed wider entry may relieve some pedestrian traffic by allowing the hotel guests to enter and exit the lobby more efficiently.

C. Economic and Social Characteristics
   1. Estimated Cost of Construction
      Estimated cost of construction is valued at approximately $14,000,000.

   2. Estimated Time Phasing Of Construction
      Construction is estimated take approximately 9 months to complete. Phasing for construction is as follows:
      1. Phase I: Hotel Façade, Lobby Renovation, Pool Deck Renovation - 4 months
      2. Phase II: Revised Commercial Stairs, New Elevator, Renovated Roof Deck - 5 months

D. Environmental Characteristics
   1. Soils
      The Park Shore Waikiki Hotel was constructed in 1968. The entire site is paved in concrete, making it difficult to determine the existing soil type without disturbing the existing concrete slab and/or foundations.
      The U.S. Department of Agriculture, Natural Resources Conservation Services' database shows the project area's soil type as Jaucas sand, 0-15% slopes (JaC). According to the database, the Jaucas Series consists

of excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean. They developed in wind and water deposited sand from coral and seashells. The annual rainfall amounts to 10 to 40 inches. The mean annual soil temperature is 75° F. Jaucas soils are geographically associated with Pulehu, Mokuleia, Kaloko, and Lualualei soils.

The U.S. Department of Agriculture, Soils Conservation Service's General Soil Map (dated January 1971) classifies the project site as Lualualei-Fill land- Ewa association: Deep, nearly level to moderately sloping, well-drained soils that have a fine textured or moderately fine textured subsoil or underlying material, and areas of fill land; on coastal plains.

The proposed renovation involves the hotel structure only and does not involve site work of any kind. Therefore, the proposed work is not expected to affect the existing soil conditions.

If required, soil samples may be analyzed during the construction of the proposed planters as portions of the existing concrete slab will be removed.

2. Topography

   As previously mentioned, the entire site is paved in concrete - the subject properties are relatively flat with a slight slope ranging in elevation from about 10 feet to 11 feet above mean sea level.

3. Surface Run-off, Drainage, Erosion Hazard

   Currently, the surface run-off and drainage is managed by several existing area drains located on the property in the planters and along the sidewalks. There is an existing trench drain located in the sidewalk along Kalakaua Avenue outside of the property line.

   The proposed renovation is not expected to affect the existing surface run-off nor impact existing drainage.

4. Federal FIRM Zone, LUO Flood Hazard District

   According to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), dated September 30, 2004, the subject properties are located in Zone X, zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.

III. AFFECTED ENVIRONMENT

A. Description of Subject and Surrounding Area

Located on three separate joint developed properties, the Park Shore Waikiki Hotel is located in Waikiki on the corner of Kalakaua Avenue and Kapahulu Avenue. The surrounding properties are all zoned Resort Mixed Use. Directly north of the property is the ResortQuest Waikiki Beach Hotel. Kalakaua Avenue borders the properties to the west, Kapahulu Avenue to the south. The entrance to the parking structure is on the east side of the properties off Lemon Road. Also east of the hotel on the corner of Kapahulu Avenue and Lemon Road is the Waikiki Grand Hotel.

OAHU GENERAL PLAN

Regarding the Oahu General Plan, the proposed renovation is in general conformance based on the following:

I. Population

The proposed renovation is not expected to impact the growth of Oahu's resident/visitor population, the growth and development of the urban-fringe or rural areas, and will neither encourage nor discourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas.

II. Economic Activity

Objective B - To maintain the viability of Oahu's visitor industry.

Policy 2 - Provide for a high quality and safe environment for visitors and residents in Waikiki.

Per Policy 2, the proposed exterior renovations to the Park Shore Waikiki Hotel will provide a high quality, safe environment for visitors and residents in Waikiki. The proposed renovation will greatly improve the overall look of the hotel by creating a stylishly modern façade that will complement the views of the surrounding areas. At the street level, the new landscaping, water features, and paving will create a more pleasant pedestrian experience for both visitors and residents.

Policy 8 - Preserve the well-known and widely publicized beauty of Oahu for visitors as well as residents.

Per Policy 8, the proposed renovations will improve the look and feel of the existing building and the street level pedestrian experience, therefore maintaining the well-known image and widely publicized beauty of Oahu.

III. Natural Environment

Objective A – To protect and preserve the natural environment.

Policy 9 - Protect mature trees on public and private lands and encourage their integration into new developments.
Per Policy 9, it is the intent of the Owners that all mature trees located on the property will be protected or relocated into the new landscaping developments.

Objective B - To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.
Policy 2 - Protect Oahu's scenic views, especially those seen from highly developed and heavily traveled areas.
Waikiki, the most highly developed and heavily traveled area on Oahu, is one of the top vacation destinations in the world. In accordance with Policy 2, the proposed renovations will not disrupt existing scenic views of Diamond Head and/or the ocean from the surrounding areas. All significant views will be preserved (see Figure 1).

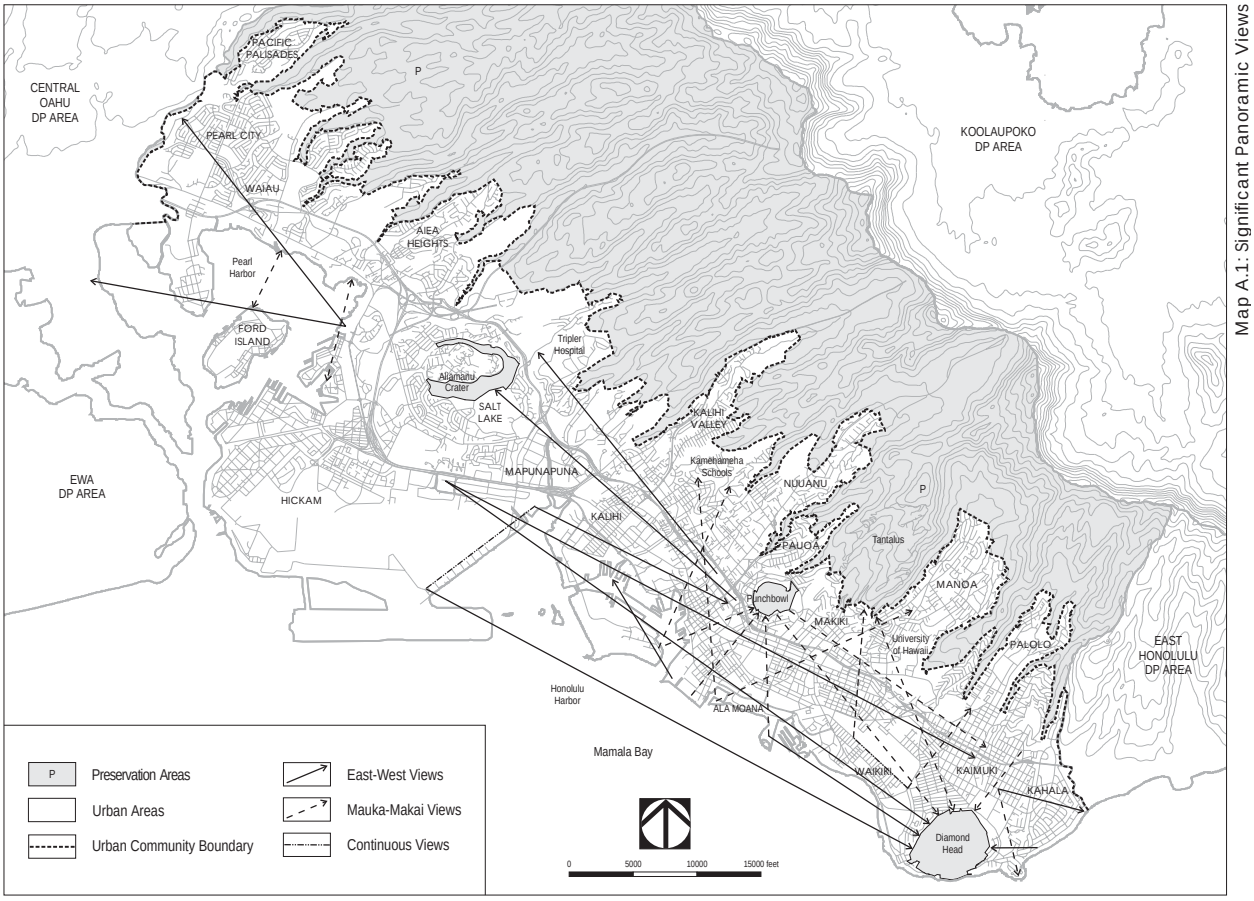


Figure 1 – PUC Map A.1: Significant Panoramic Views

IV. Housing

The proposed renovation is not expected to impact the current housing situations or living environments on Oahu.

V. Transportation & Utilities

The proposed renovation is not expected to impact the current transportation systems on Oahu, the water supply, waste disposal, or any of the existing utilities on Oahu.

VI. Energy

Objective B - To conserve energy through the more efficient management of its use.

Policy 1 - Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.

One of the main objectives of the proposed renovation to the Park Shore Waikiki Hotel is to make the existing hotel energy efficient. The scope renovation includes the replacement of the existing mechanical equipment, such as the boilers, chillers, condenser water pumps and rooftop fans with energy efficient models, and much needed cooling tower repairs.

Policy 3 - Carry out public, and promote private, programs to more efficiently use energy in existing buildings and outdoor facilities.

The project will incorporate creative and innovative energy conservation and/or renewable energy design that would enhance Leadership in Energy and Environmental Design (LEED) considerations in categories of Water Efficiency, Energy and Atmosphere and Innovations in Upgrades.

Objective C - To fully utilize proven alternative sources of energy.

Policy 1 - Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments.

Per Policy 1, the proposed improvements to the Park Shore Waikiki Hotel will incorporate the use of solar water heaters to heat the water for the common areas and a majority of the guestroom facilities.

Objective D - To develop and apply new, locally available energy resources.

Policy 1 - Support and participate in research, development, demonstration, and commercialization programs aimed at

producing new, economical, and environmentally sound energy supplies from:

a. solar insolation;
b. biomass energy conversion;
c. wind energy conversion;
d. geothermal energy; and
e. ocean thermal energy conversion.

Per Policy 1, the proposed project will explore the feasibility of incorporating renewable sources of energy such as Wind Turbines and Solar Water Heating Design.

Another form of alternative energy that the project will focus on is Waste Heat Recovery, the use of recovered waste heat from mechanical equipment to heat domestic water and the pool, to help reduce the load on the cooling tower and reduce condenser water temperatures to the chiller to improve efficiency thus reducing energy and water consumption. It will also reduce chemical consumption for the cooling tower water treatment.

VII. Physical Development and Urban Design

The policies of Section VII refer to the construction of new facilities and/or new developments. Since the proposed project is the physical improvements to the Park Shore Waikiki Hotel, an existing hotel, the policies of this section do not apply.

VIII. Public Safety

Objective A - To prevent and control crime and maintain public order.

The proposed improvements will neither prevent nor encourage criminal activity on Oahu.

Objective B - To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

Policy 7 - Provide adequate fire protection and effective fire prevention programs.

The entire scope of work of the proposed project shall conform to all regulations regarding fire protection of 2003 International Building Code (IBC) and the National Fire Protection Association (NFPA) Uniform Fire Code (UFC).

IX. Health and Education

The proposed project is not intended to affect the health or general education of the people of Oahu.

X. Culture and Recreation

Objective B - To protect Oahu's cultural, historic, architectural, and archaeological resources.

Policy 2 - Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.

Kuhio Beach Park

The Park Shore Waikiki Hotel is located on the mauka side of Kalakaua Avenue across from Kuhio Beach Park, the site of three well-known landmarks: the Wizard Stones of Kapaemahu, the Duke Kahanamoku statue and the Prince Kuhio statue (see Figure 2).

- *The Wizard Stones of Kapaemahu are four larges boulders that represent four legendary visitors, Kapaemahu, Kahaloa, Kapuni and Kinohi, who came to Hawai'i from Moa'ulanuiakea (Tahiti). They were famous throughout the Islands for their courteous ways, their unique powers of healing and for their great wisdom.*
- *The Duke Kahanamoku statue, located at the west end of Kuhio Beach was created by sculptor Jan-Michelle Sawyer and dedicated on Aug. 24, 1990, the 100th anniversary of the Duke Kahanamoku's birth. Duke Kahanamoku, one of the legendary sports heroes of Hawai'i, is recognized internationally as the father of modern surfing.*
- *The statue of Prince Kuhio, created by sculptor Sean Browne, was dedicated on Jan. 12, 2002. Kuhio Beach Park was named after Jonah Kuhio Kalaniana'ole, the youngest son of Kekaulike Kinoiki II and High Chief David Kahalepouli Pi'ikoi. In 1902, Prince Kuhio was elected Hawaii's second delegate to Congress. He served Congress until his death in 1922. Prince Kuhio is best known for his efforts to help the Hawaiian people. In 1921 he obtained passage of the Hawaiian Homes Commission Act, which allowed native Hawaiians access to public lands in Hawaii for homesteading.*

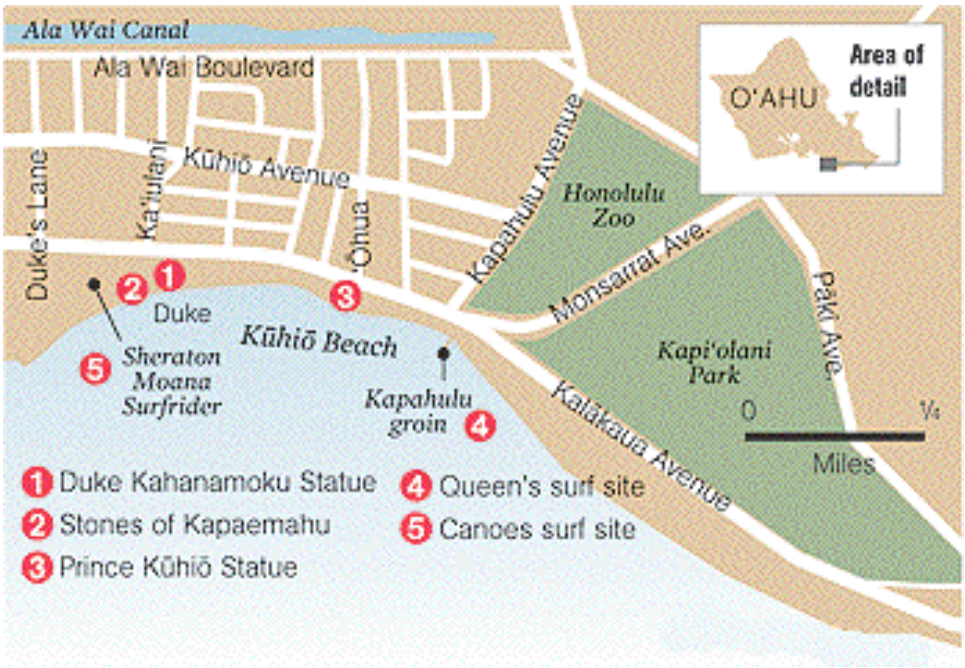


Figure 2 – Kuhio Beach Park

Kapiolani Regional Park

Located directly across Kapahulu Avenue from the Park Shore Waikiki Hotel are the Honolulu Zoo and the Kapiolani Regional Park (see Figure 3). Created in 1876, Kapiolani Regional Park, the largest and oldest public park in Hawaii, serves as a natural border between Waikiki and the Diamond Head neighborhood. The 300–acre park named after Queen Kapiolani, spouse to King David Kalakaua, is home to several historic and culturally significant sites such as the Waikiki Shell, the Kapiolani Bandstand, and the Honolulu Zoo. Since 1913, Kapiolani Park has been maintained by the City and County of Honolulu. The tennis courts, soccer fields and archery range are key recreational facilities in the Waikiki area. The Kapiolani Bandstand serves as a major site for concerts and celebrations, and also the start and finish lines for several races including the Honolulu Marathon. Since 1893, the park has been the home field to the Honolulu Cricket Club, the oldest sporting club in the Pacific according to the Guinness Book of World's Records.

The proposed renovation is not expected to impact any of the above stated cultural, historic, and archaeological sites.

Objective D - To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu.

Policy 8 - Encourage ocean and water-oriented recreation activities that do not adversely impact on the natural environment.

The Park Shore Waikiki Hotel is located on the mauka side of Kalakaua Avenue across from Kuhio Beach Park, a popular destination for outrigger canoe paddling, catamaran sailing, snorkeling, swimming and surfing. Kuhio Beach park features Waikiki's two famous surf sites - Queen's and Canoes, located off the west end of the park. For many generations, the famous Waikiki Beach Boys have been teaching visitors how to surf at Canoes, one of the more popular and best beginner surf spots in Hawai'i.

The proposed renovation to the Park Shore Waikiki Hotel is not expected to encourage nor discourage the water-oriented recreation activities on Oahu.

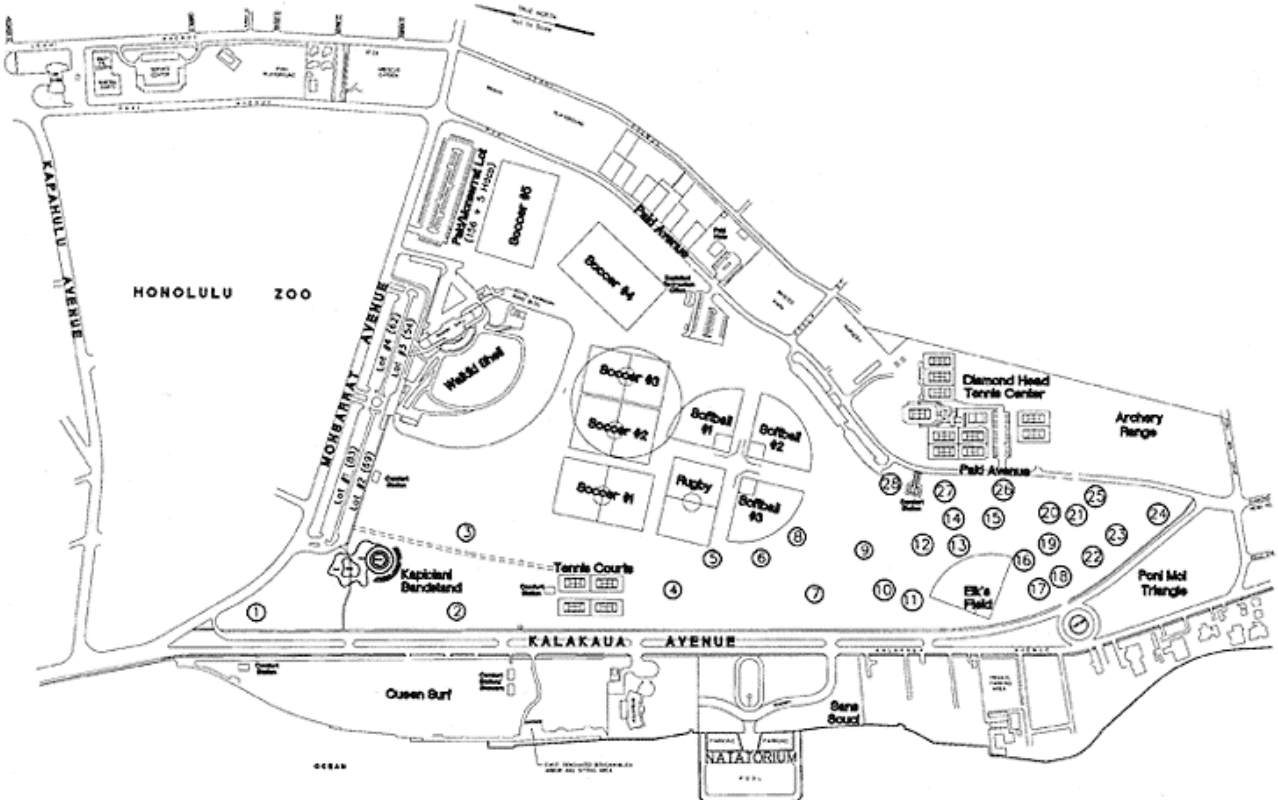


Figure 3 – Kapiolani Regional Park

XI. Government Operations and Fiscal Management
The proposed project will not affect the efficiency of the City and County of Honolulu's government operations and services.

PRIMARY URBAN CENTER DEVELOPMENT PLAN

3. Land Use and Transportation

To achieve the vision for 2025, the City must organize and direct its future actions in the key areas of land use and transportation.

3.1 PROTECTING AND ENHANCING NATURAL, CULTURAL AND SCENIC RESOURCES

The first Key Element, "Honolulu's natural, cultural, and scenic resources are protected and enhanced," addresses the natural and cultural setting of the Primary Urban Center (PUC), the need for natural areas and open space, and the concept of an open space network that pervades urbanized areas and links them to the mountains and the shoreline.

The proposed project is not expected to affect the areas within the mauka or makai edges, or the urban corridor of the Primary Urban Center. The Natural Resources, as well and the scenic views of landmarks, natural features and the urban skyline within the Primary Urban Center will be unaffected (see Figure 1). Access to the shoreline and other Urban Open Spaces will not be impacted by the proposed renovation.

3.2 NEIGHBORHOOD PLANNING AND IMPROVEMENT

The Vision states: "Livable neighborhoods have business districts, parks and plazas, and walkable streets." Key components of livability include residences within close proximity to employment, businesses, community services and recreational amenities, with facilities integrated in a manner that enhances accessibility and convenience, encourages walking and bicycling as alternative forms of mobility and promotes sidewalk activity. Livable neighborhoods need to be cultivated through neighborhood planning, appropriate zoning controls and incentives, and targeted capital improvements.

The proposed renovations to the Park Shore Waikiki Hotel is not expected to add to the existing livability issues within the Mauka or In-town residential neighborhoods, or the four regional shopping centers and retail business districts.

3.3 IN-TOWN HOUSING CHOICES

The PUC of the future "offers in-town housing choices for people of all ages and incomes." This third element of the Vision addresses the need for affordable housing, both rental and for sale, in the PUC to serve families with young children as well as young adults, elderly residents, and multigenerational households.

The Park Shore Waikiki Hotel is located on the Diamond Head end of Waikiki. Waikiki is categorized as a Resort District which consists primarily of resort hotels, timeshares and other apartments used as transient visitor units (TVUs); and supporting commercial uses, such as shops, restaurants and entertainment. Due to the nature of Resort Districts, it is highly unlikely that the proposed project will address the current or future need for affordable and/or multi-family housing.

3.4 THE PACIFIC'S LEADING CITY

According to the Vision, the Honolulu of 2025 will be "the Pacific's leading city and travel destination." This section addresses the importance of the PUC to the economy of Oahu and the state as a whole, and sets policy relating to the central business and industrial areas of the PUC.

*Section **3.4.1.2 Visitor Industry** states that there is a need to upgrade Waikiki by improving the streets and public spaces and adopting policies that will elicit private reinvestment in Waikiki's physical plant. The proposed renovations to the Park Shore Waikiki Hotel conforms to the ideals set forth by this section. By improving the overall outdated façade of the existing hotel and improving the pedestrian experience at this critical juncture with tropical landscaping, and attractive and innovative architectural features, the proposed improvements will help Waikiki compete in the global marketplace.*

One of the policies in Section **3.4.2.2 Visitor Facilities** states:

- Adopt and implement a plan for a vibrant and livable Waikiki. This plan needs to address the quality of the resident experience as well as the quality of the visitor experience. Based on development parameters set by the Waikiki Special District, the plan should encompass mobility, the quality of the street environment for pedestrians, public spaces, the scale and design of new buildings, and Waikiki's relationship to the Convention Center and neighboring districts.

  As mentioned previously, the proposed project will greatly improve the pedestrian experience that is currently lacking at the corner of Kalakaua Avenue and Kapahulu Avenue. The new covered porte cochere will improve the traffic during inclement weather by protecting guests, allowing them to enter and exit their vehicles more quickly. This allows the valets to efficiently move the cars out of the driveway faster, minimizing the amount of time traffic is blocked.

3.5 DEVELOP A BALANCED TRANSPORTATION SYSTEM

The fifth Key Element is to "develop a balanced transportation system that reduces reliance on cars and improves alternate modes connecting neighborhoods and activity centers." Full development of the Primary Urban Center, as called for in the General Plan, can only be achieved with the support of a well-conceived transportation system that is tightly integrated with land use policies and regulations.

The proposed renovation is not expected to impact future transportation in and out of Oahu's Primary Urban Center

B. Project Site Relation to Beaches, Recreation Areas, Wildlife Habitats

1. Relation to Beaches, Recreation Areas

   Across Kalakaua Avenue, west of the hotel site is Kuhio Beach Park. Just south of Kuhio Beach Park is the Kapahulu Groin, a pedestrian walkway that extends from Kapahulu Avenue out into the ocean. The Kapahulu Groin is an extension of a storm drain that runs under Kapahulu Avenue and out into the ocean. It was built on the spot where the Kuekaunahi Stream used to flow into the sea after crossing the former swamp area that is now Kapahulu Avenue. Farther south from the Kapahulu Groin is the Queen's Surf Beach. Across Kapahulu Avenue farther south is a Kapiolani Regional Park.

2. Wildlife Habitats

   The Hawaii Division of Aquatic Resources (DAR) establishes and maintains Marine Life Conservation Districts (MLCDs) – areas designed to conserve and replenish marine resources. The DAR regulates the consumptive uses within the MLCDs by allowing only limited fishing or prohibiting such uses entirely. The MLCDs provide a protected habitat for fish and other sea life to grow and reproduce.

   The MLCD in Waikiki extends from the Kapahulu Groin to the ewa (west) wall of the Waikiki Natatorium War Memorial. It extends from the high-water mark seaward to a distance of 500 yards, or to the edge of the fringing reef, whichever is greater (see Figure 3).

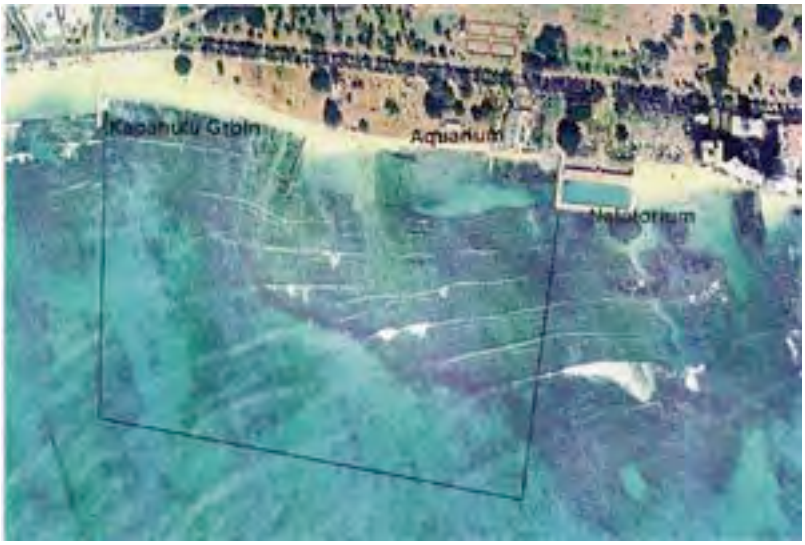


Figure 4 – MLCD in Waikiki

According to the State Department of Land and Natural Resources, Division of Forestry and Wildlife, across Kapahulu Avenue of the Park Shore Waikiki Hotel, the park area fronting the Honolulu Zoo and the Kapiolani Regional Park are breeding grounds for the white tern (manu-o-Ku, Gygis Alba) the official bird of the City and County of Honolulu. Although these areas are not officially designated habitats for these birds, they are listed by the State of Hawaii at threatened and recognized as an indigenous species and are therefore protect by State law. Another indigenous bird species to consider is the Wedge-tailed Shearwater (Ua`u Kani, Puffinus Pacificus). Located approximately 2 miles southwest of the Park Shore Waikiki Hotel, a one-acre site at Black Point owned by the Hawai`i Audubon Society is home to a large colony of protected native Wedge-tailed Shearwater.

C. Historical, Cultural and Archaeological Resources

As previously stated, there are two major areas of historical and cultural significance near the Park Shore Waikiki Hotel – Kuhio Beach Park and the Kapiolani Regional Park (refer to statement above regarding the Oahu General Plan, Section X, Culture and Recreation, Objective B, Policy 2 – on page 16)

The proposed renovation is not expected to impact any of the above stated cultural, historic, and archaeological sites.

D. Coastal Views

Kalakaua Avenue and Kapahulu Avenue are the main thoroughfares near the Park Shore Waikiki Hotel. The significant coastal views of Kuhio Beach are along Kalakaua Avenue and through a view corridor down Kapahulu Avenue facing south. To the east, Diamond Head in the distance is the most significant view of a coastal landform in the area.

The proposed project will not block or impede any views of Kuhio Beach or Diamond Head.

E. Receiving Waters and Ground Water Resources

The scope of the proposed renovation project does not entail a significant increase in the number of plumbing fixtures within the Park Shore Waikiki Hotel properties. Therefore, this project will not increase the current volume of water consumption or wastewater generation. There are no wells proposed as ground water resources for this project. The project is not expected to affect the groundwater recharge cycle, streams or ocean waters.

F. Location and Site Maps

Location and Site Maps are provided. See attached Exhibit 3.

IV. PROJECT IMPACTS

A. Coastal Zone Management (Section 205A-2, HRS)

Since the scope of the proposed improvements to the Park Shore Waikiki Hotel involves the renovation of the existing building's exterior, and extent of the improvements do not extend beyond the property lines, the project is not expected to impact coastal resources (scenic, historic or marine) or existing ecosystems. Therefore, the proposed project is in general conformance to the Coastal Zone Management objectives and policies.

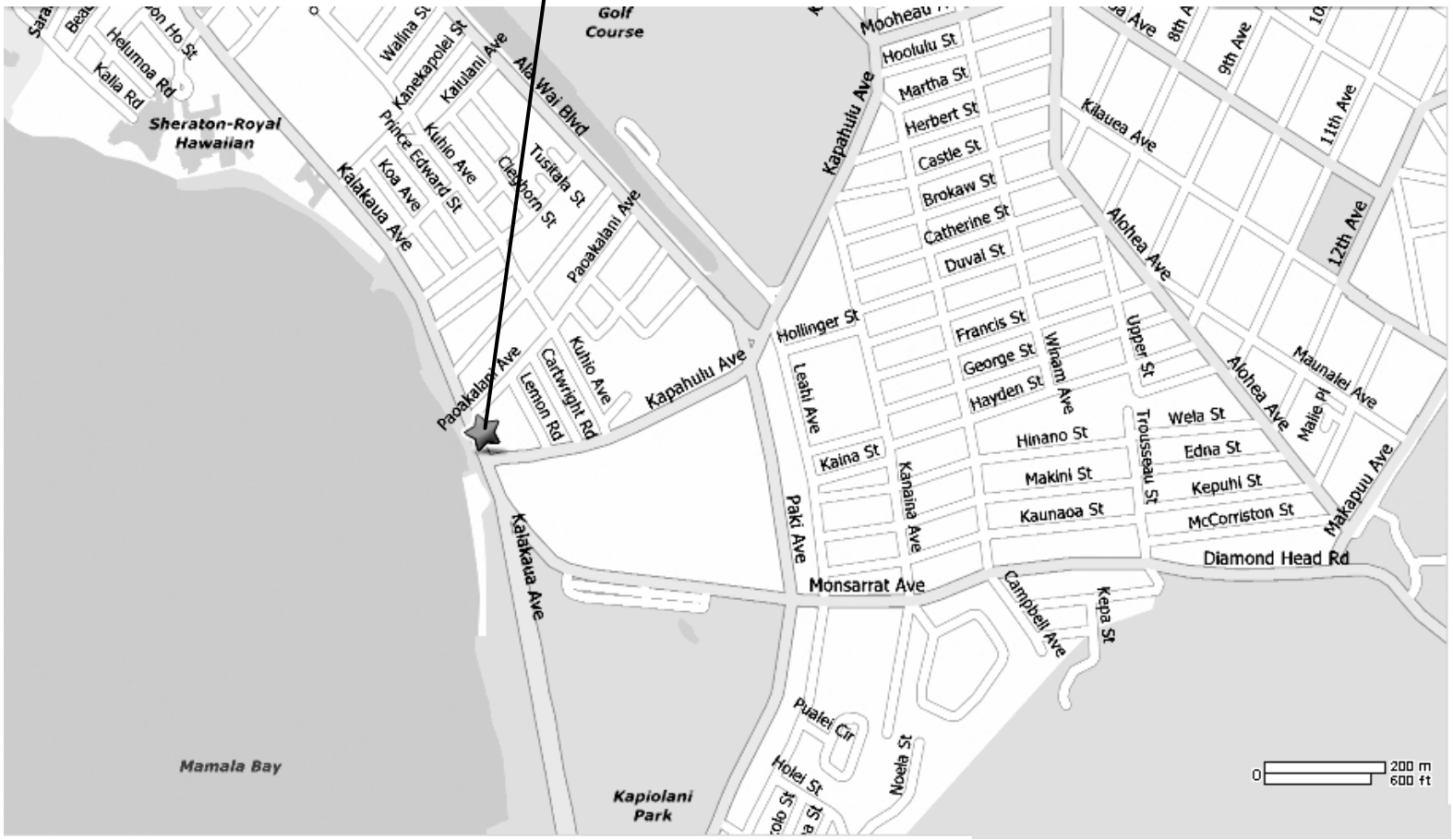
B. Special Management Area Guidelines (Section 25-3.2, ROH)

The scope of the proposed improvements involve the exterior of the building and will not affect access to the beaches or recreation areas, impact solid or liquid waste disposition and management, or alter existing landforms or vegetation. The project is not expected to disturb the existing wildlife, or adversely affect the existing environmental or ecological conditions on or near the site, since the proposed project will not involve any dredging or filling and will not alter any beach or public recreation areas. The improvements will not extend past the property lines and will not interfere with nor detract from the line of sight toward the sea from the state highway. Based on these points, the proposed project is in general conformance to the Special Management Area Guidelines.

V. MITIGATION MEASURES

No mitigation measures have been established at this time.

PROJECT LOCATION
PARK SHORE WAIKIKI HOTEL
2586 Kalakaua Avenue
Honolulu, Hawai'i 96815



1

LOCATION MAP

Scale : 1" = 1000'-0"

0 500' 1000' 1500'

NORTH

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Honolulu, HI 96815

Exhibit 1

1

MAP OF OAHU

Scale : NTS

PROJECT LOCATION
PARK SHORE WAIKIKI HOTEL
2586 Kalakaua Avenue
Honolulu, Hawai'i 96815

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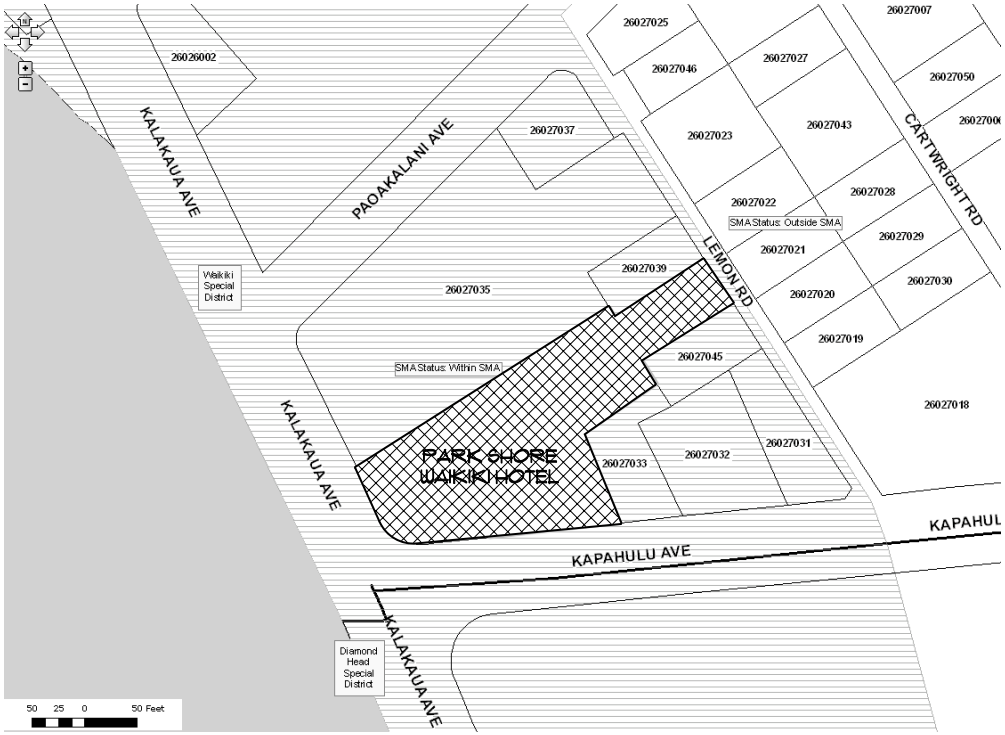
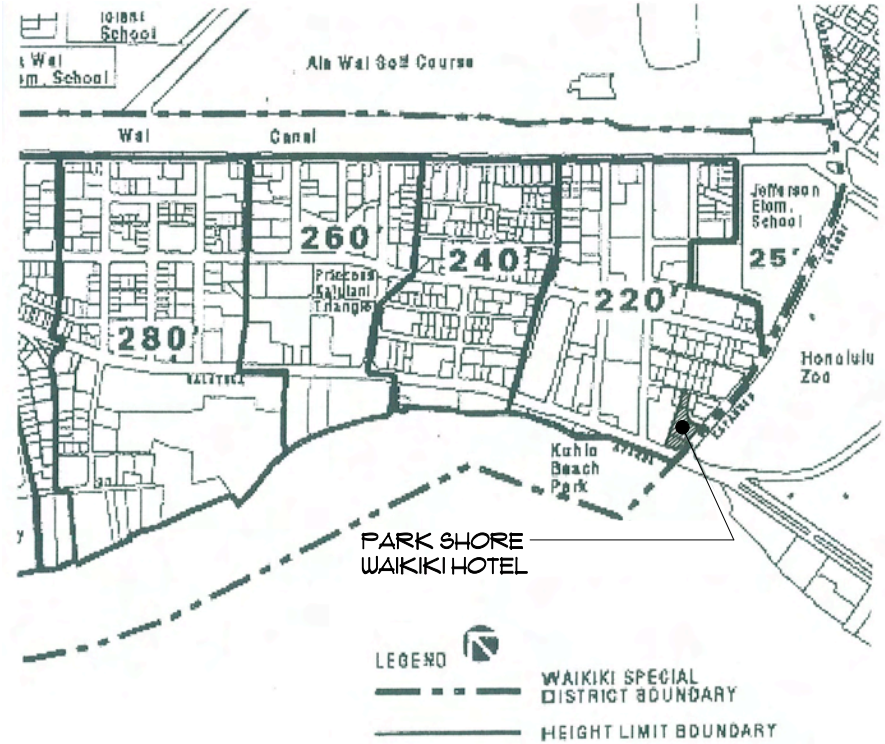
Exhibit 2





SPECIAL MANAGEMENT AREA (SMA)

NORTH

NORTH

2 SMA MAP

Scale: See Above

1 WAIKIKI SPECIAL DISTRICT MAP

Scale: NTS

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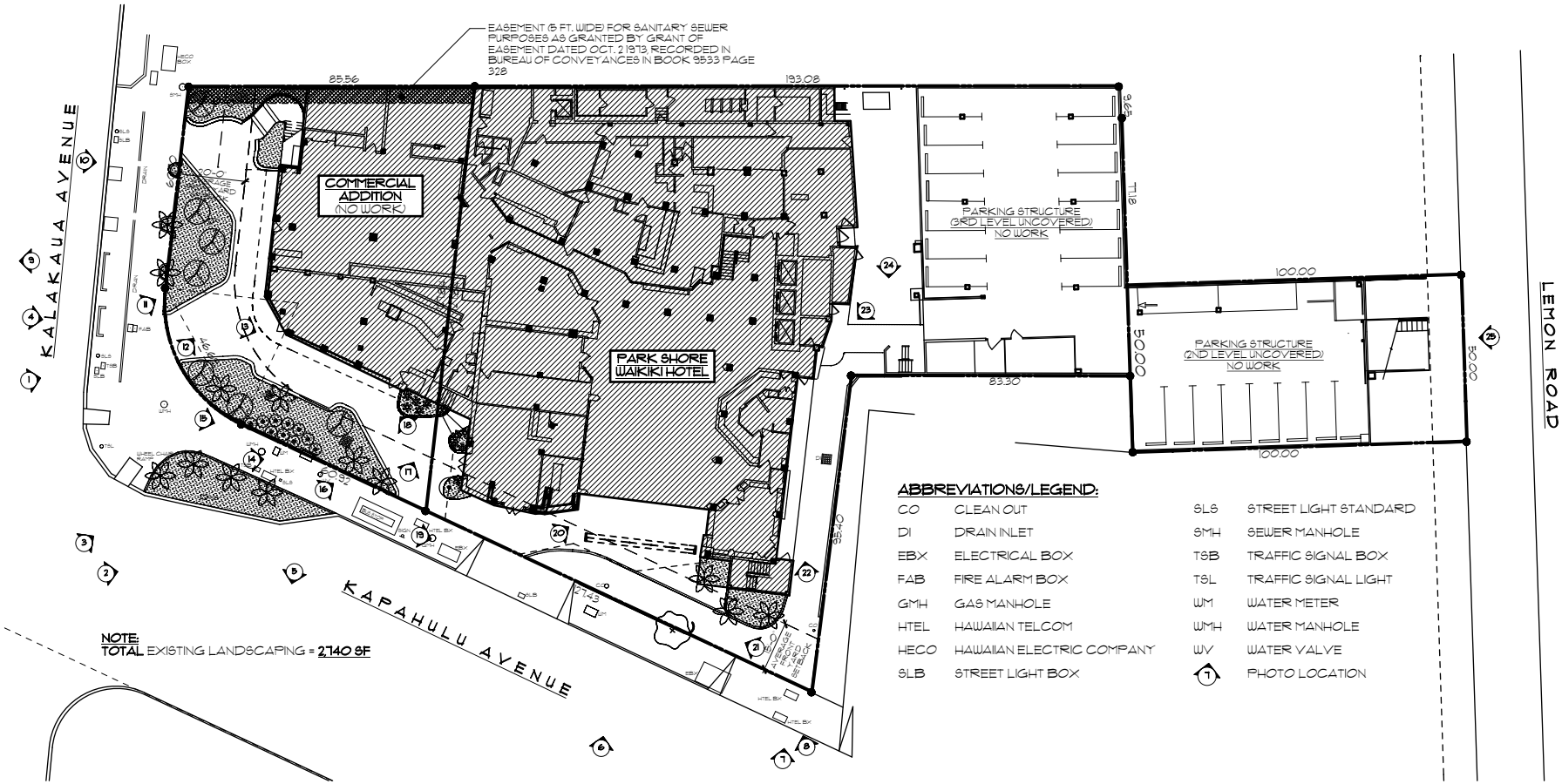
Exhibit 3



1 EXISTING SITE PLAN/PHOTO LOCATION MAP

Scale : 1" = 50'-0" 0 10' 20' 30' 40' 50' 100'

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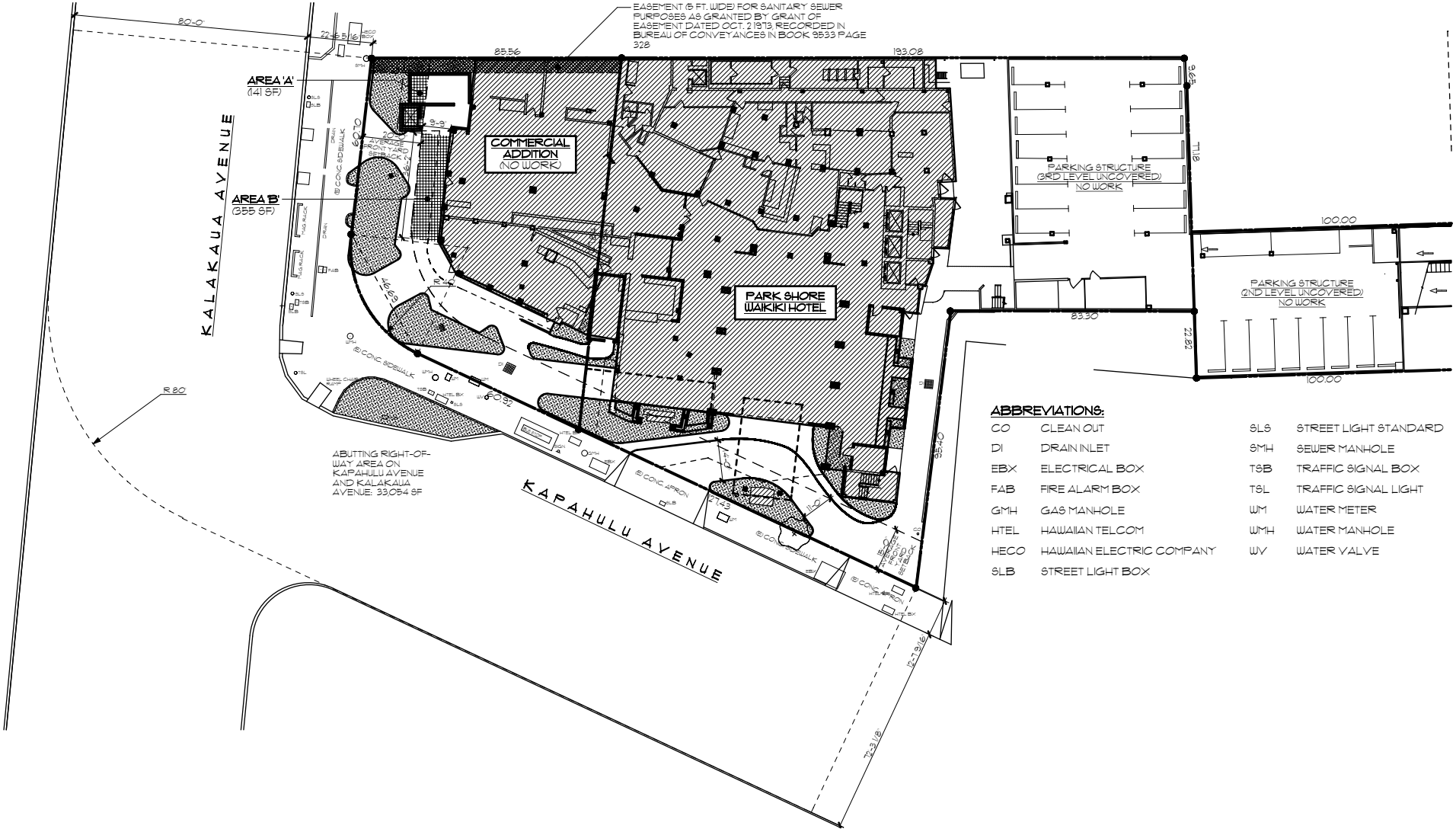
Exhibit 4



1

PROPOSED SITE PLAN

Scale : 1" = 50'-0"

0 10' 20' 30' 40' 50' 100'

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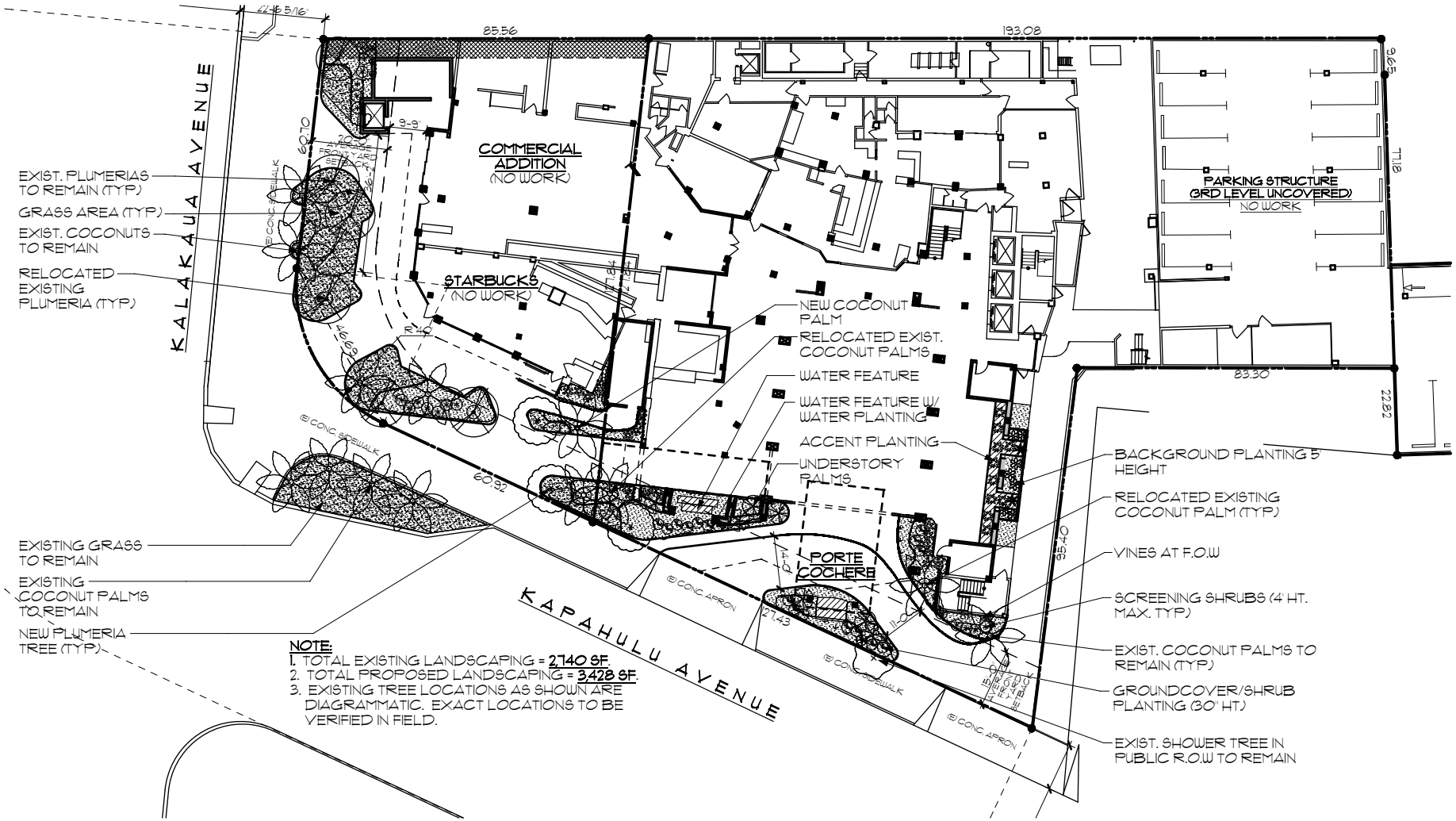
Exhibit 5



1

PROPOSED LANDSCAPING PLAN - FIRST FLOOR

Scale : 1" = 40'-0" 0 10 20 30 40 50

NORTH

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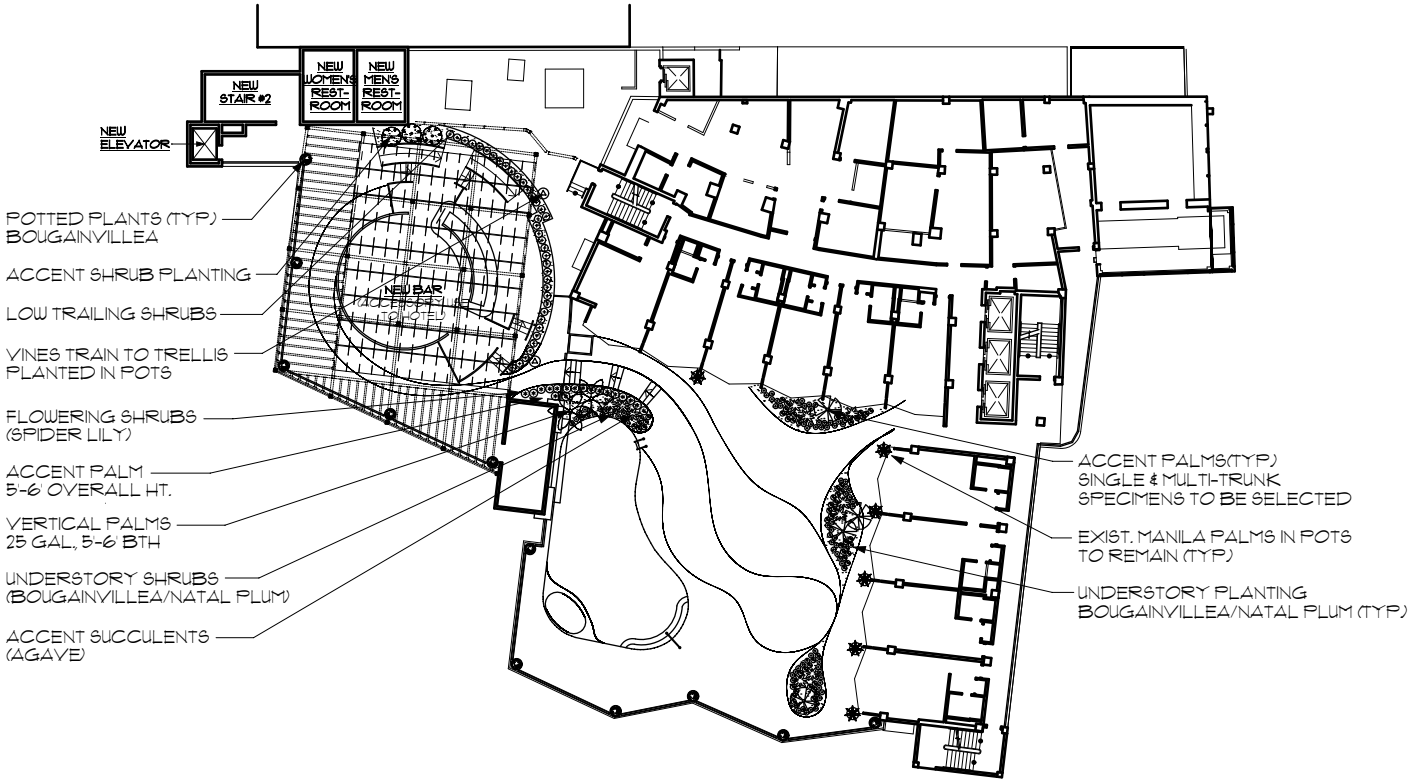
Exhibit 6



1

PROPOSED LANDSCAPING PLAN - THIRD FLOOR

Scale : 1" = 40'-0" 0 10 20 30 40 50

NORTH

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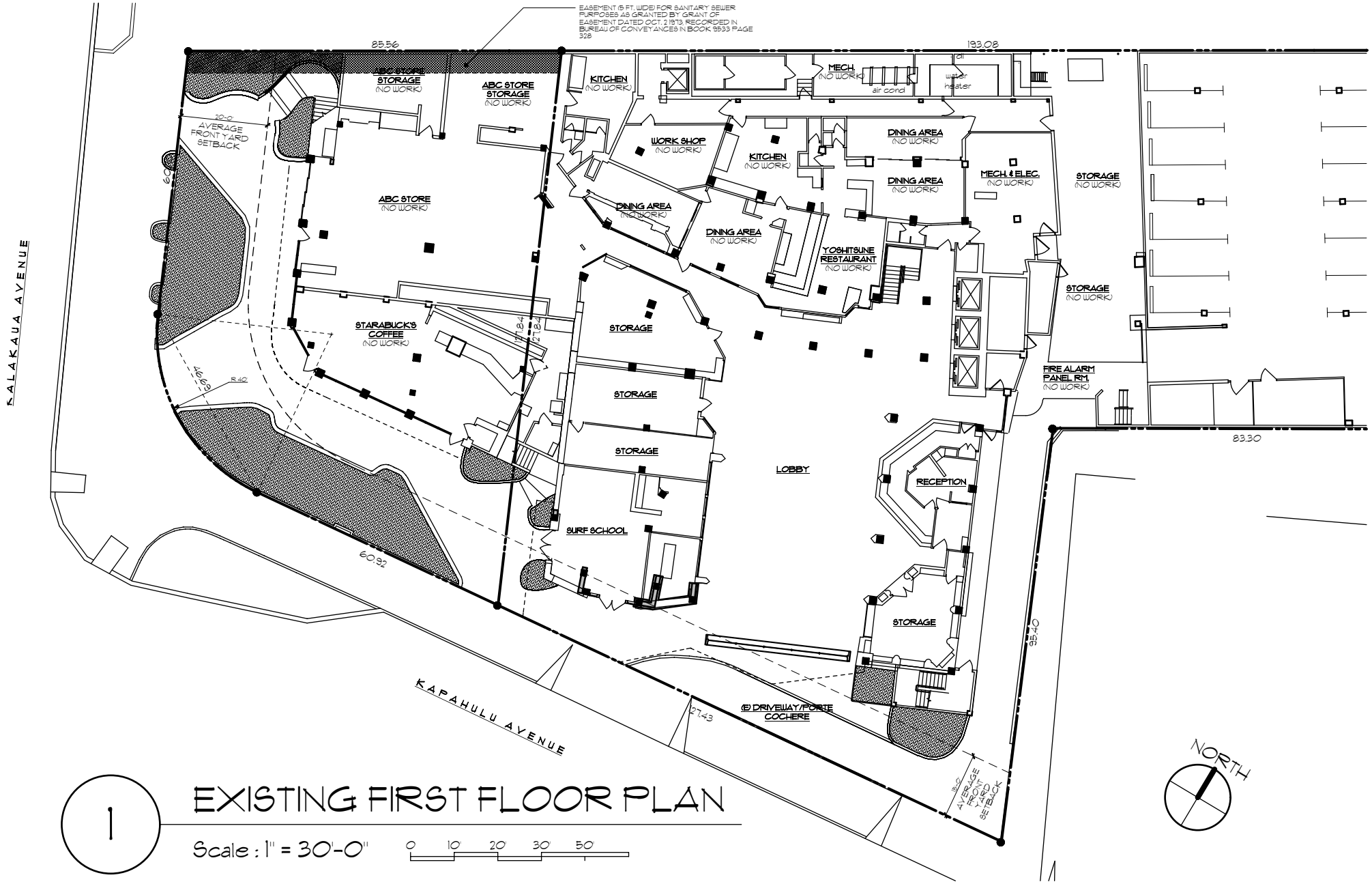
Exhibit 7



1 EXISTING FIRST FLOOR PLAN

Scale : 1" = 30'-0" 0 10 20 30 50

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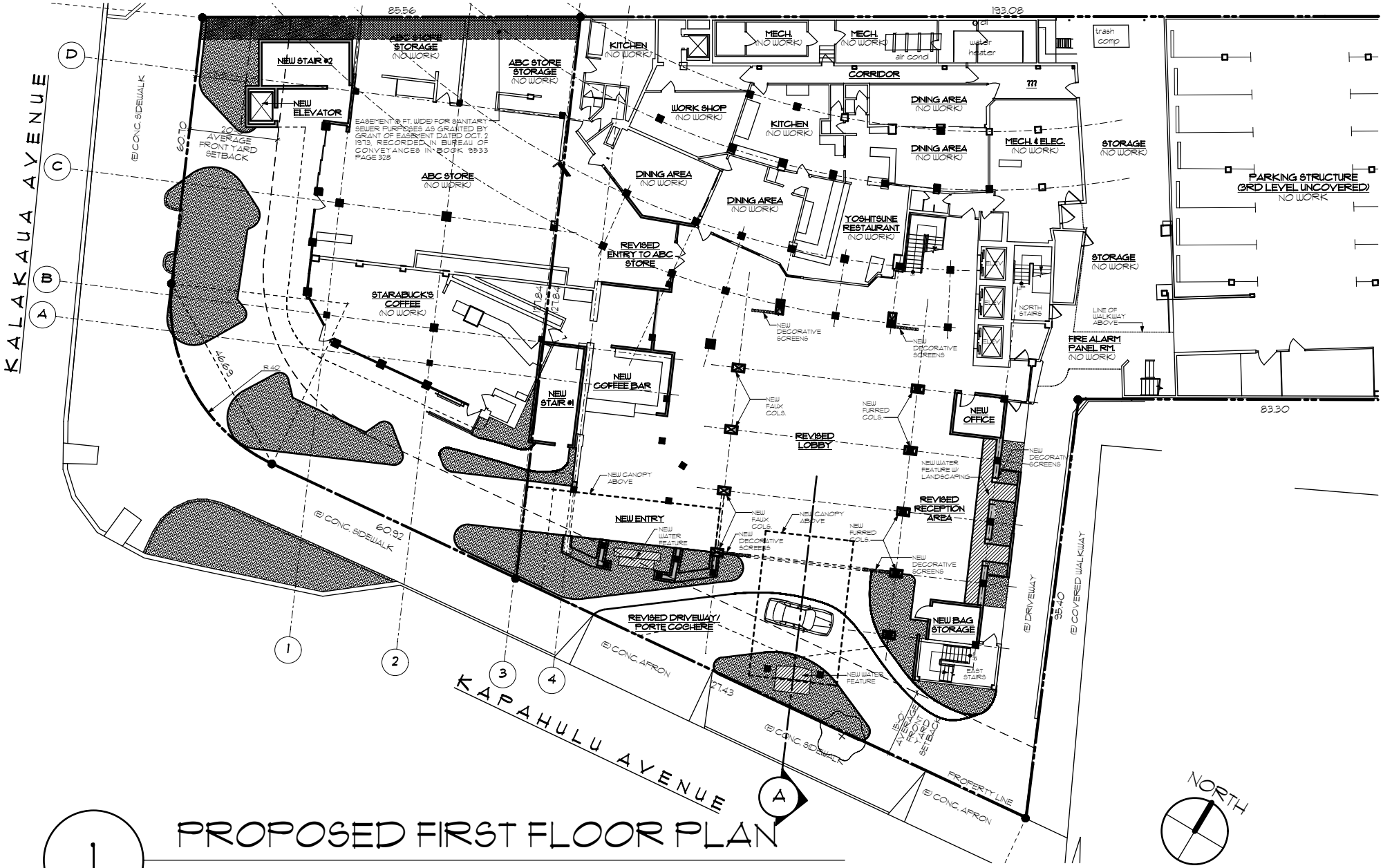
Exhibit 8



1 PROPOSED FIRST FLOOR PLAN

Scale : 1" = 30'-0" 0 10 20 30 50

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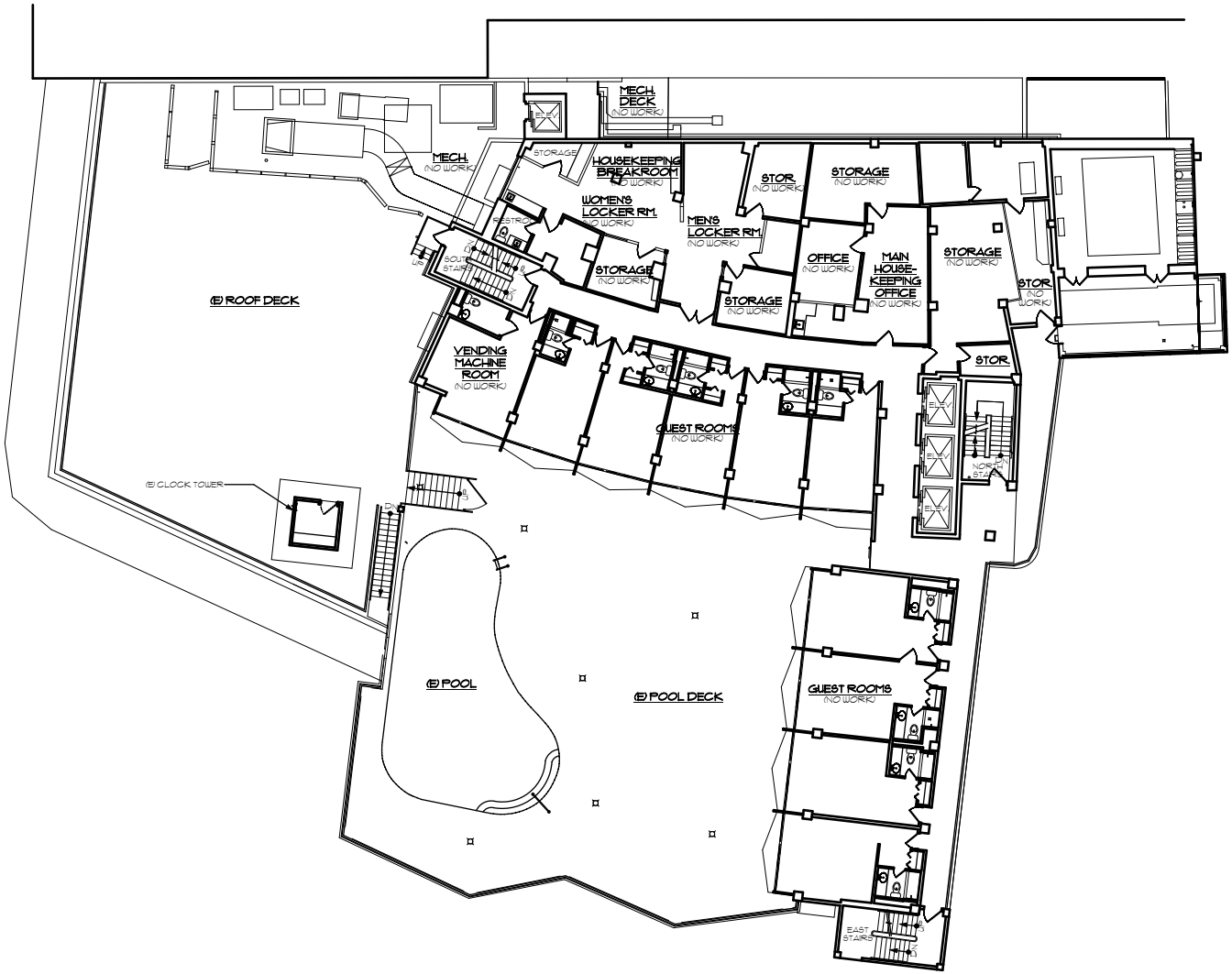
Exhibit 9



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EXISTING THIRD FLOOR PLAN

Scale : 1" = 30'-0" 0 10' 20' 30' 50'

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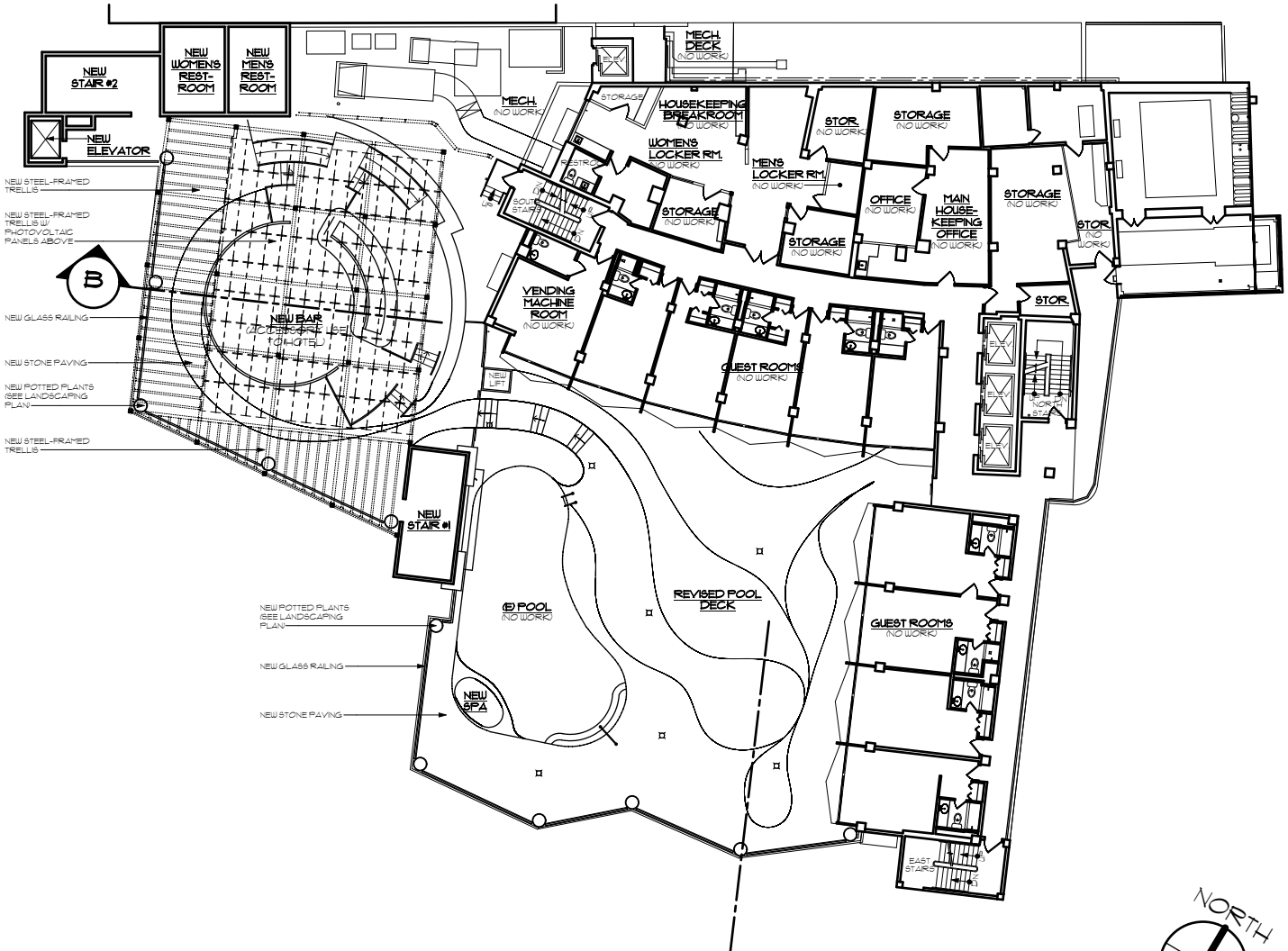
Exhibit 10



1

PROPOSED THIRD FLOOR PLAN

Scale : 1" = 30'-0" 0 10 20 30 50

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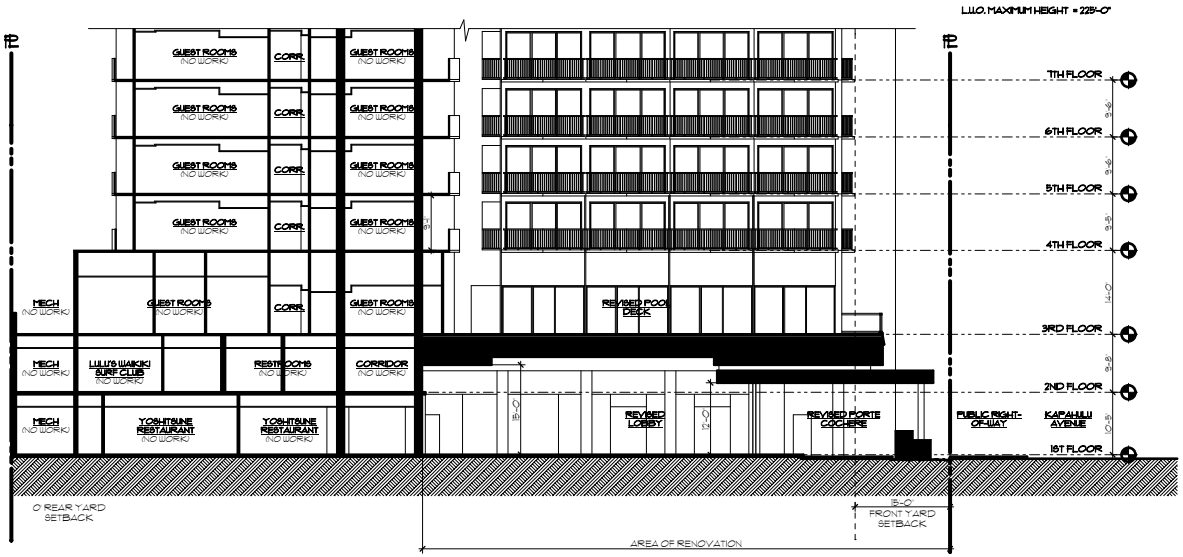
Exhibit 11



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BUILDING SECTION 'A'

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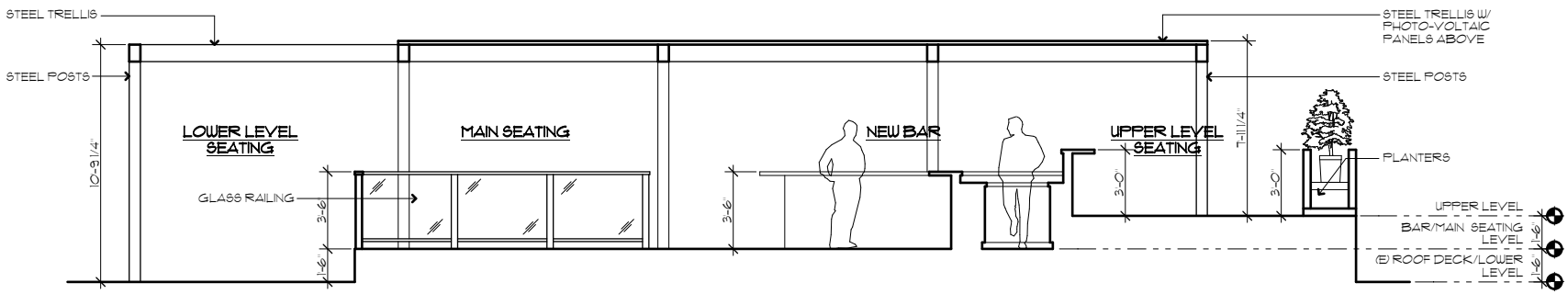

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SECTION 'B'

Scale : 1/8" = 1'-0"

0 1' 2' 4' 8' 12'

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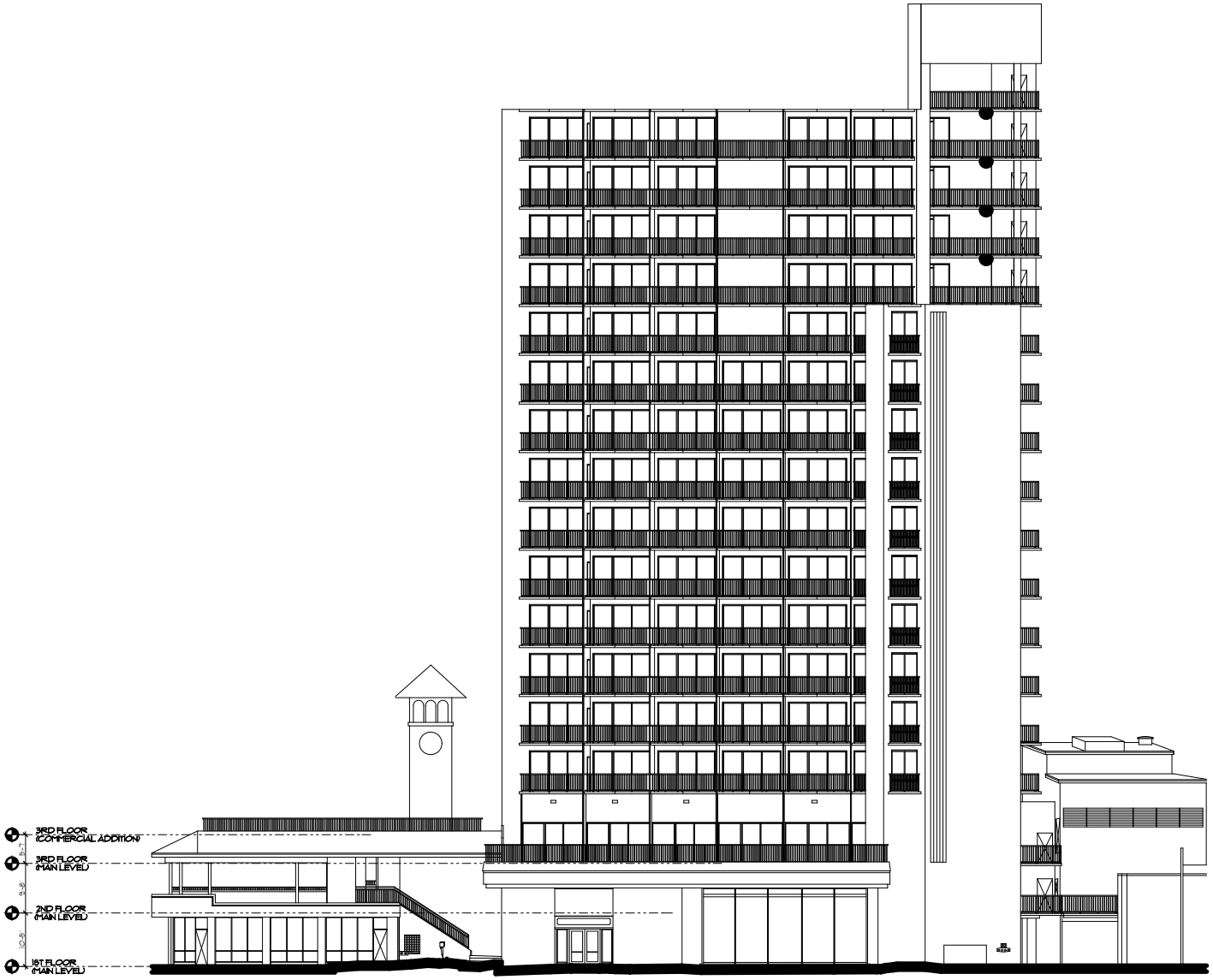
Exhibit 12



1

EXISTING FRONT ELEVATION (KAPAHULU AVENUE)

Scale : 1/32" = 1'-0" 0 4' 8' 16' 32' 48'

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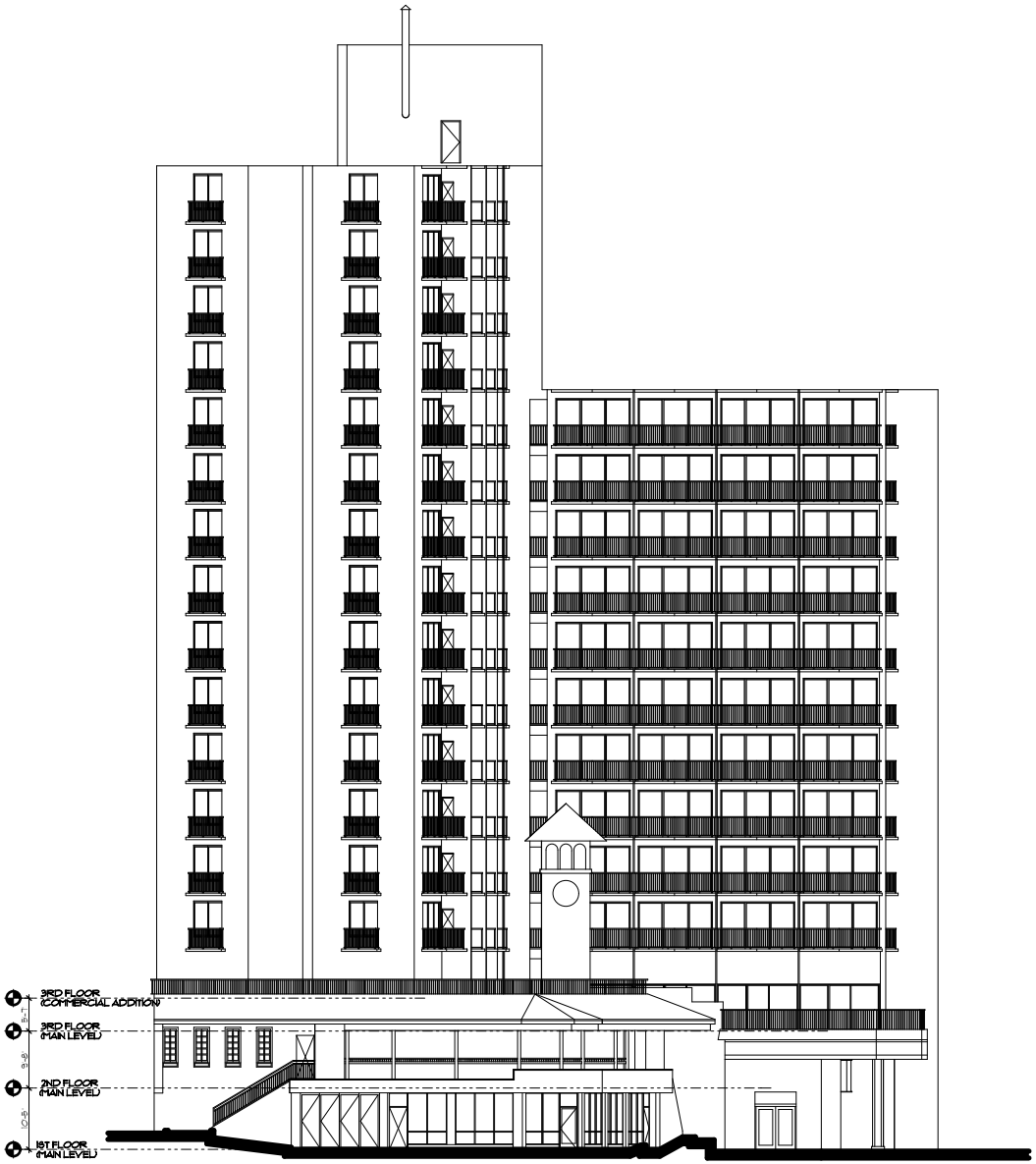
Exhibit 13



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EXISTING FRONT ELEVATION (KALAKAUA AVENUE)

Scale : 1/32" = 1'-0" 0 4' 8' 16' 32' 48'

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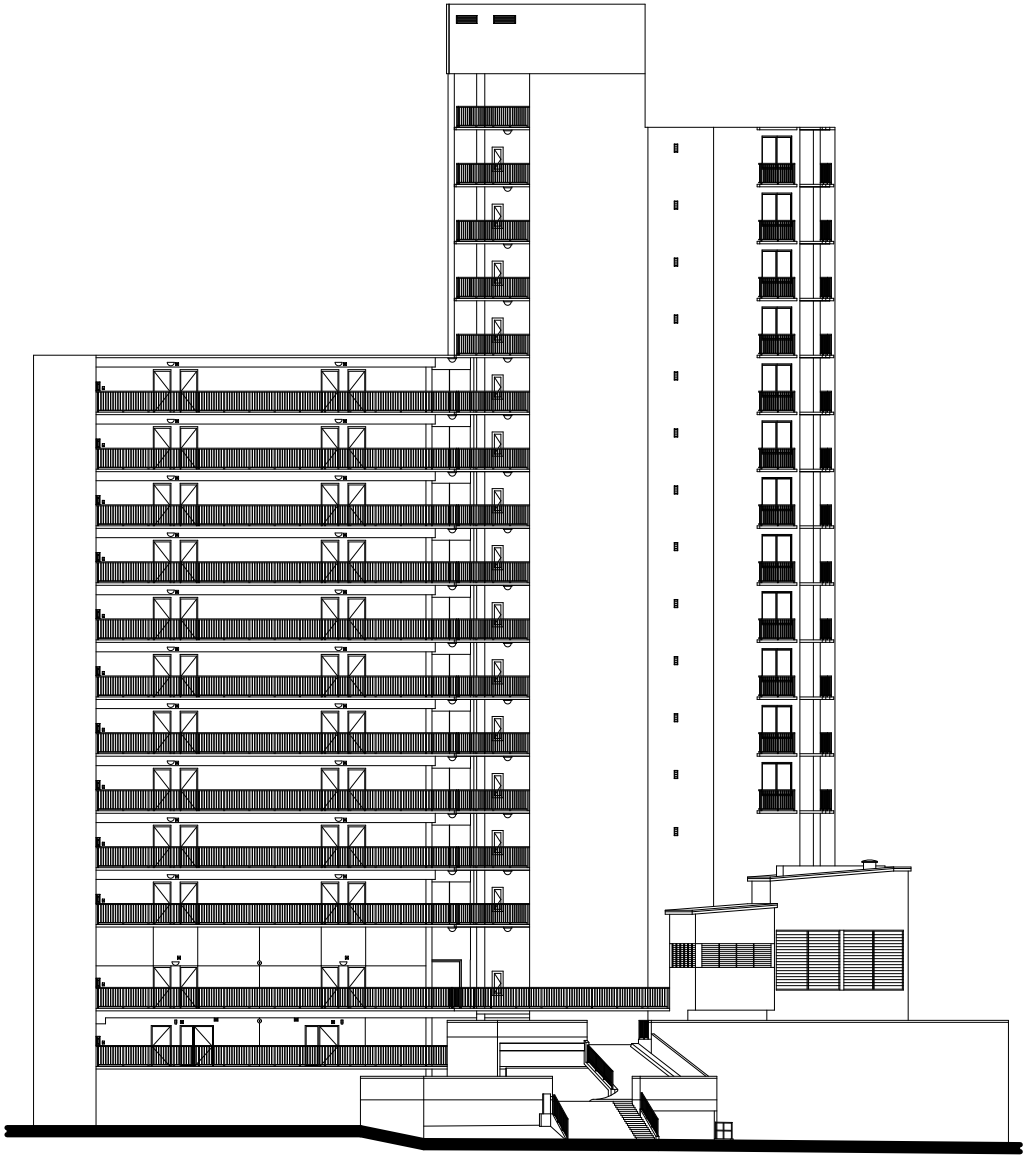
Exhibit 14



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EXISTING RIGHT ELEVATION

Scale : 1/32" = 1'-0" 0 4' 8' 16' 32' 48'

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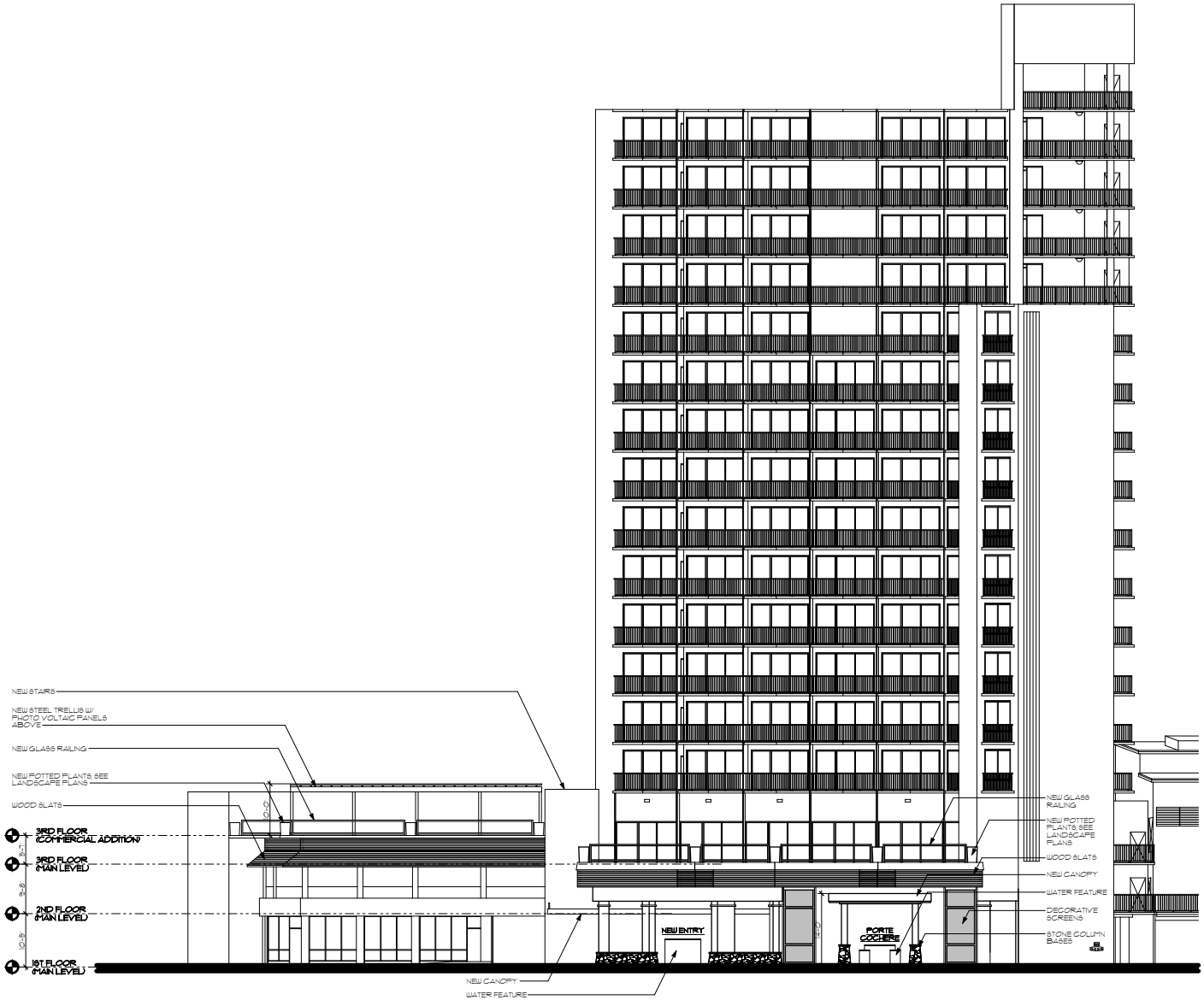
Exhibit 15



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FRONT ELEVATION (KAPAHULU AVENUE)

Scale : 1/32" = 1'-0" 0 4' 8' 16' 32' 48'

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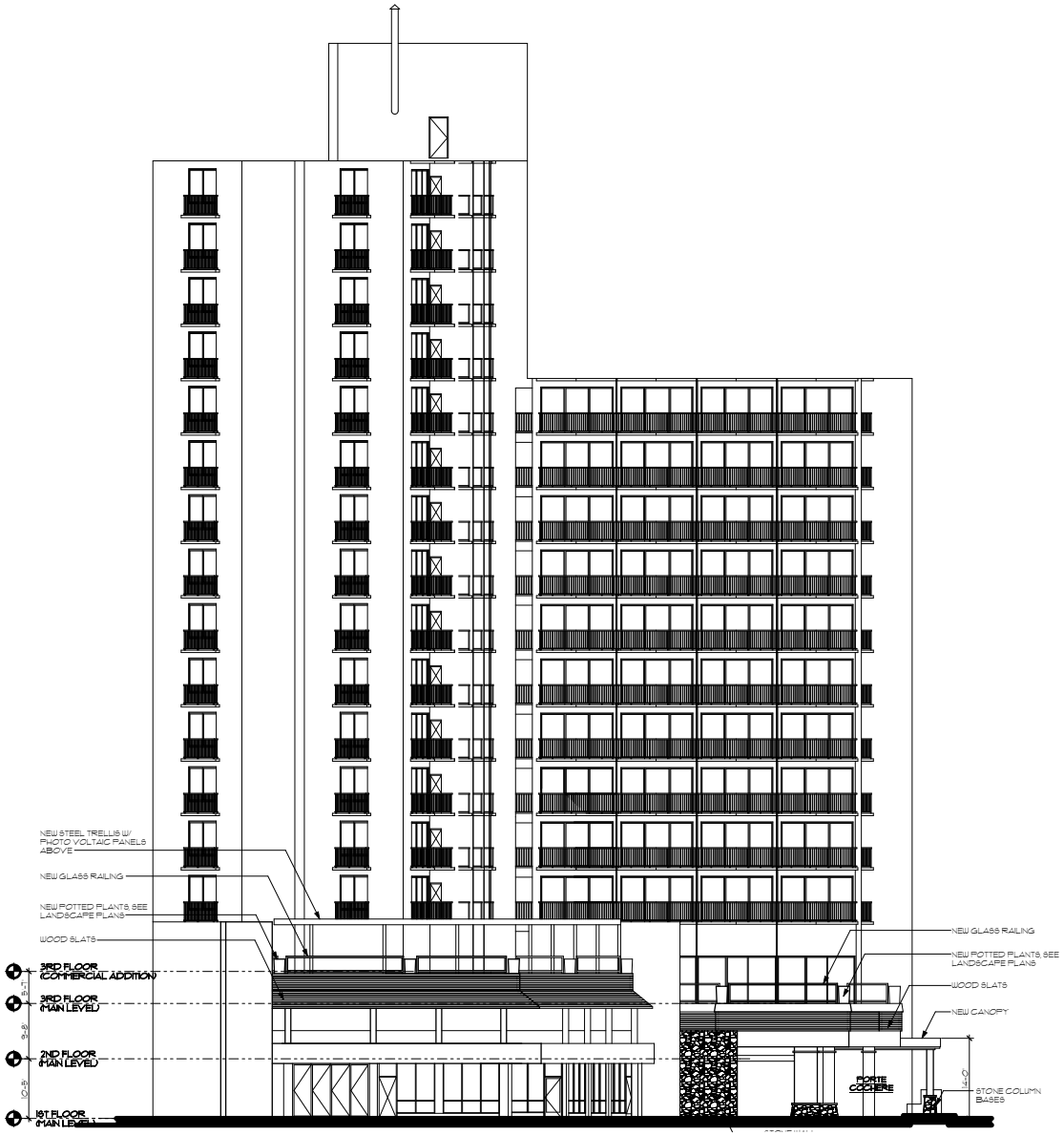
Exhibit 16



1

LEFT ELEVATION (KALAKAUA AVENUE)

Scale : 1/32" = 1'-0" 0 4' 8' 16' 32' 48'

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Renovation to the
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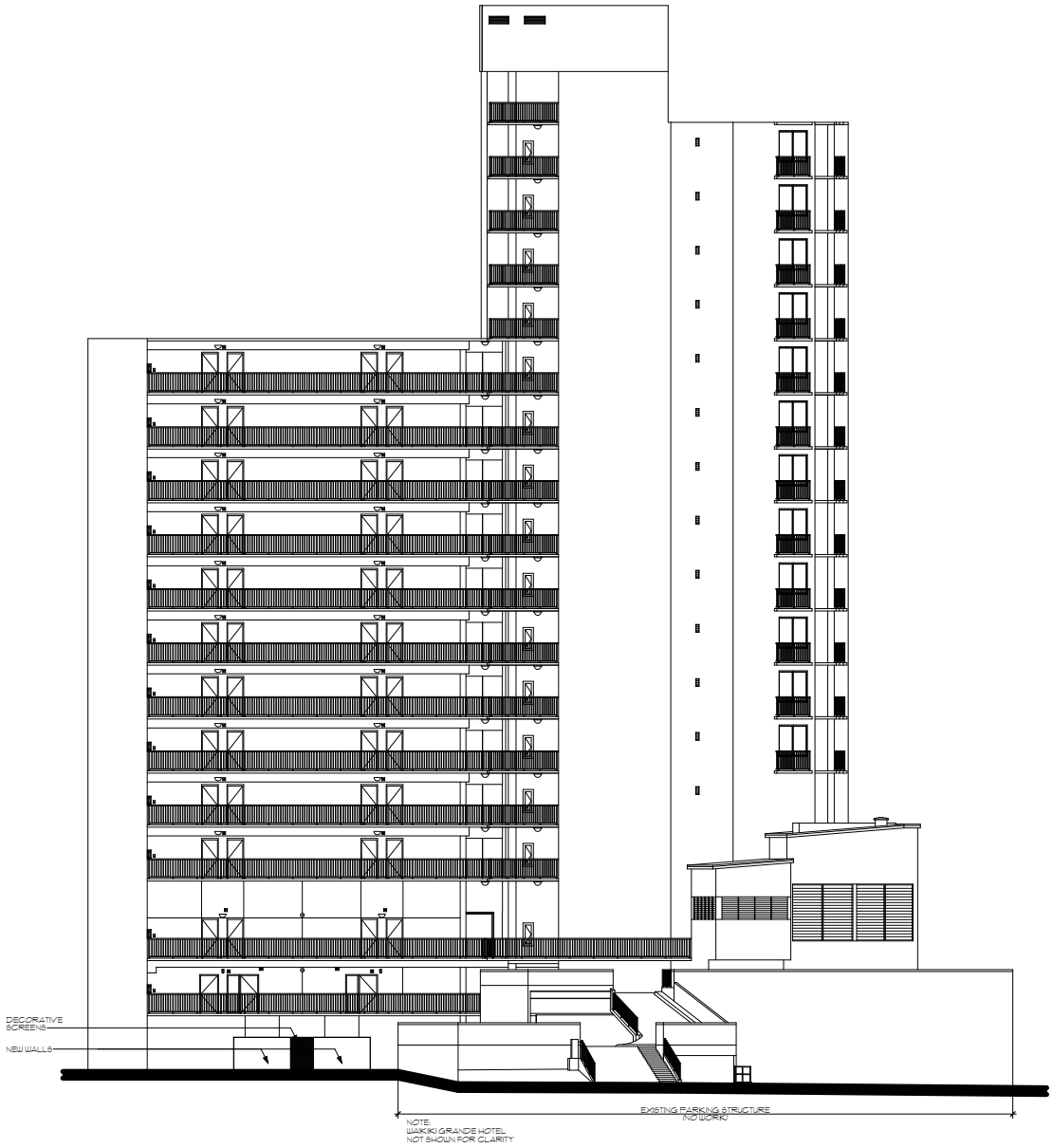
Exhibit 17



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RIGHT ELEVATION

Scale : 1/32" = 1'-0" 0 4' 8' 16' 32' 48'

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Exhibit 18

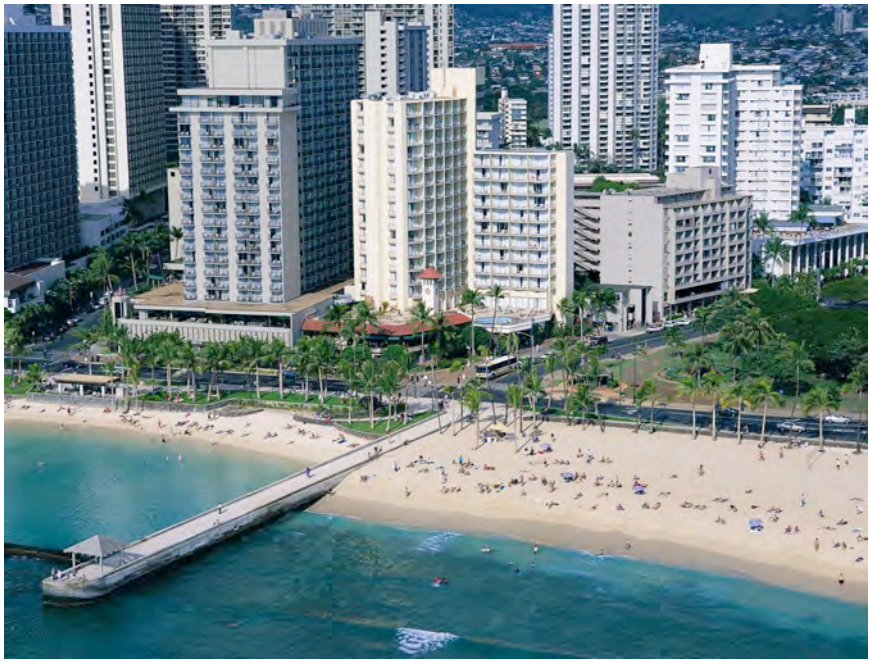


Photo #1:
Northeastern aerial view of the Park Shore Waikiki, Kuhio Beach and the Kapahulu Groin.

Photo #2:
Northeastern view of the Park Shore Waikiki's front façade.

Photo #3: Northern view of the Park Shore Waikiki's, commercial area.

Photo #4: Eastern view of the Park Shore Waikiki's, commercial area.

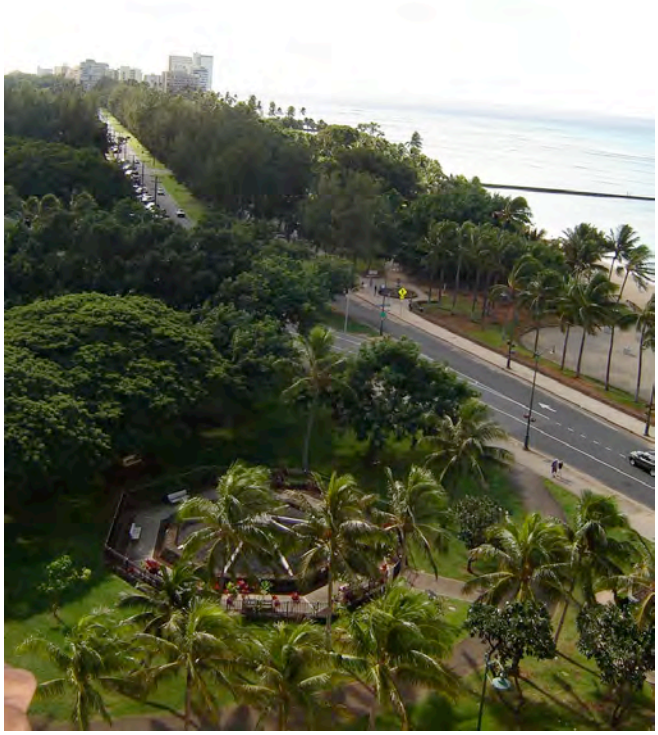


Photo #5: Southern view of Kalakaua Avenue from the upper floors of the Park Shore Waikiki.

Photo #6: Northern view of the Park Shore Waikiki's front façade.

Photo #7: Northern view of the driveway between the Park Shore Waikiki and the Waikiki Grand Hotel.

Photo #8: Northwestern view of the existing driveway and porte cochere.

Photo #9: Western view of Kuhio Beach and the Kapahulu Groin from the Park Shore Waikiki's upper floors.

Photo #10: Northeastern view of the stairs on Kalakaua Avenue leading to Lulu's Waikiki Surf Club.

Photo #11: Northern view of the ABC Store on Kalakaua Avenue.

Photo #12: Northern view of the ABC Store on Kalakaua Avenue and Lulu's Waikiki Surf Club above.

Photo #13: Eastern view of Starbucks Coffee on Kapahulu Avenue and the existing landscaping.

Photo #14: Eastern view of the existing landscaping on Kapahulu Avenue (Park Shore Waikiki beyond).

Photo #15: Eastern view of the sidewalk on Kapahulu Avenue (Park Shore Waikiki beyond).

Photo #16: Northern view of the landscaping along Kapahulu Avenue (Park Shore Waikiki beyond).

Photo #17: Northern view of stairs on Kapahulu Avenue leading to Lulu's Waikiki Surf Club.

Photo #18: Western view of Starbucks Coffee Kapahulu Avenue.

Photo #19: Eastern view of driveway and lobby entrance on Kapahulu Avenue.

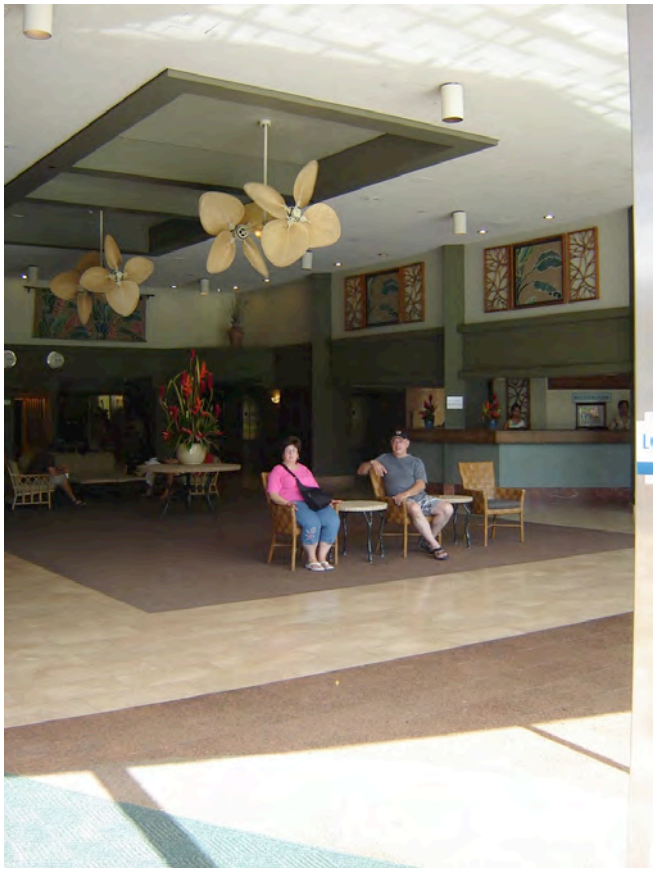


Photo #20: Northern view of the lobby from the driveway off Kapahulu Avenue.

Photo #21: Western view of the Park Shore Waikiki Hotel‘s front façade from the driveway.

Photo #22: Northwest view of the Park Shore Waikiki Hotel‘s back wall and access road off Kapahulu Avenue.

Photo #23: Southern view of the service entrance to the Park Shore Waikiki Hotel.

Photo #24: Southeast view of the pedestrian bridge providing access to the Park Shore Waikiki Hotel from the parking structure.

Photo #25: Western view of the ramp leading to parking structure from Lemon Road.

POOL DECK RAILING

TIKI TORCHES

POOL DECK STONE

PLANTER FINISH

PLANTERS

EXTERIOR RENDERING
NTS

FRONT ELEVATION
SCALE: 10' = 1'

EXTERIOR SLATS

EXTERIOR SLATS

DECORATIVE METAL SCREENS

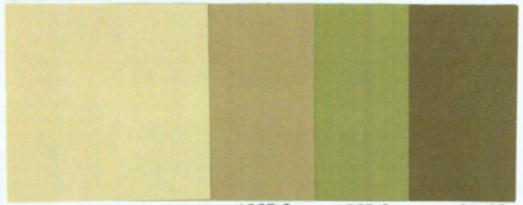
LANDSCAPE LIGHTING

EXTERIOR LIGHTING

MOSS ROCK

WATER FEATURE

EXTERIOR PAINT



FIELD COLOR | ACCENT COLOR | ACCENT COLOR | CANOPY COLOR

PHILIP WHITE ARCHITECTS

WAIKIKI SPECIAL DISTRICT PERMIT
5 DECEMBER 2008

Park Shore Waikiki

Exhibit 20