

1990-03-08-0A-FRA-IMAX - Hawaii Film Venture

FILE COPY

DEPARTMENT OF LAND UTILIZATION
90/WSD-3(GPH)
February 21, 1990

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CHAPTER 343, HRS
ENVIRONMENTAL ASSESSMENT/DETERMINATION
NEGATIVE DECLARATION

Recorded Owner : Consolidated Amusement Company
Applicant : Hawaii Film Venture
Agent : Kober/Hanssen Wyse Mitchell
Location : Seaside Avenue between 2270 Kalakaua Avenue
and 333 Seaside Avenue
Tax Map Key : 2-6-22: 14
Request : Waikiki Special District Permit
Determination : Environmental Impact Statement (EIS)
Not Required

IMAX -
Hawaii Film
Venture

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

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

APPROVED

Donald A. Clegg
DONALD A. CLEGG
Director of Land Utilization
City and County of Honolulu
State of Hawaii

DAC:s1
0251N/43

DOCUMENT CAPTURED AS RECEIVED

IMAX - HAWAII FILM VENTURE
PROJECT DESCRIPTION
AND
ENVIRONMENTAL ASSESSMENT
IN SUPPORT OF A
WAIKIKI SPECIAL DESIGN DISTRICT MAJOR PERMIT
AND A
WAIKIKI NEIGHBORHOOD BOARD REVIEW

Prepared For:

Hawaii Film Venture
Three Pointe Drive, Suite 208
Brea, California 92621

Kober/Hanssen Wyse Mitchell
1585 Kapiolani Boulevard, Suite 1504
Honolulu, Hawaii 96814-4532

November 1, 1989

W 11/89 7108
1989 NOV -3 PM 3:09

DEPT. OF LAND MANAGEMENT
CITY & COUNTY OF HONOLULU

TABLE OF CONTENTS

| <u>SECTION</u> | <u>PAGE</u> |
|---|-------------|
| TABLE OF CONTENTS | i-1 |
| LIST OF RELATED DOCUMENTS | i-3 |
| LIST OF FIGURES | i-3 |
| LIST OF TABLES | i-3 |
| 1.0 GENERAL INFORMATION | 1-1 |
| 2.0 DESCRIPTION OF THE PROPOSED ACTION | |
| 2.1 GENERAL DESCRIPTION | 2-1 |
| 2.1.1 Owner's Objectives | 2-1 |
| 2.2 TECHNICAL CHARACTERISTICS | 2-2 |
| 2.2.1 Construction Characteristics | 2-2 |
| 2.2.2 Utility requirements | 2-2 |
| 2.2.3 Access to the site | 2-3 |
| 2.2.4 Landscaping | 2-4 |
| 2.3 CONSTRUCTION TIMING, SCHEDULE AND ESTIMATED CONSTRUCTION COSTS | 2-4 |
| 2.4 ENVIRONMENTAL CHARACTERISTICS | 2-4 |
| 3.0 AFFECTED ENVIRONMENT | |
| 3.1 EXTENT OF CONSTRUCTION ACTIVITIES | 3-1 |
| 3.2 REGULATORY AND CODE REQUIREMENTS | 3-1 |
| 3.2.1 Permits Required | 3-4 |
| 3.2.2 Flood Hazards | 3-4 |
| 3.3 RECREATIONAL RESOURCES | 3-5 |
| 3.4 BIOLOGICAL RESOURCES | 3-5 |
| 3.5 HISTORIC, CULTURAL, ARCHEOLOGICAL RESOURCES | 3-5 |
| 3.6 COASTAL VIEWS | 3-5 |

| | | |
|-------------------|---------------------------|-----|
| 3.7 | WATER QUALITY | 3-5 |
| 3.8 | NOISE AND AIR QUALITY | 3-6 |
| 3.9 | IMPACT ON PUBLIC SERVICES | 3-6 |
| 3.10 | SOCIO-ECONOMIC IMPACTS | 3-7 |
| 4.0 | PROJECT IMPACTS | |
| 4.1 | WSDD REVIEW GUIDELINES | 4-1 |
| REFERENCES | | |

LIST OF RELATED DOCUMENTS

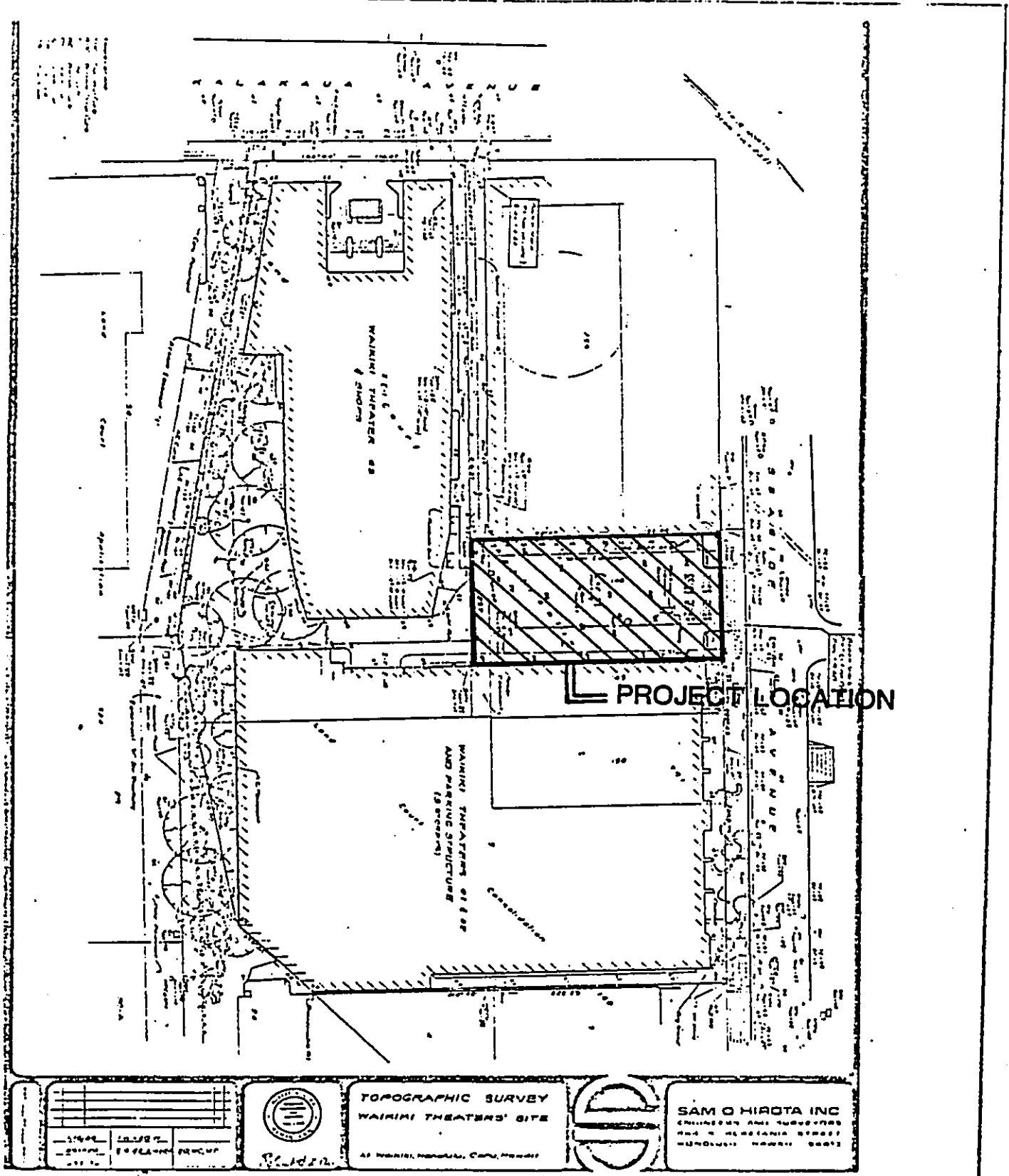
| <u>No.</u> | <u>Description</u> |
|------------|--|
| 1 | Topographic Survey by Sam O. Hirota Inc. (dated January 6, 1986)-WNB-1 |
| 2 | Architectural Design Drawings, Sheet Nos. A-1 through A-11 & L-1, by Kober/Hanssen Wyse Mitchell (November 1, 1989). |
| 3 | City and County of Honolulu Special Design Permit Application |
| 4 | Photographic Analysis Documents - WNB-2 through WNB-9 |
| 5 | Appendix A - Area/Parking Calculations |

LIST OF FIGURES

| <u>Figure</u> | <u>Description</u> | <u>Following Page Number</u> |
|---------------|--------------------------------|------------------------------|
| Figure 1 | Project Location Maps - WNB-10 | 1-2 |
| Figure 2 | Tax Map - WNB-11 | 1-2 |
| Figure 3 | Zoning Map - WNB-12 | 3-3 |
| Figure 4 | Flood Hazard Map - WNB-13 | 3-4 |

LIST OF TABLES

| <u>Table</u> | <u>Title</u> | <u>Page</u> |
|--------------|------------------------|-------------|
| Table 1 | Code Check Information | 3-2 |
| Table 2 | Parking Requirements | 3-4 |



IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Kober/Hanssen Wyse Mitchell
Architects and Planners

1535 Kapiolani Boulevard, Suite 1204
Honolulu, Hawaii 96814-1722
208-955-2622

Scale
as shown

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PM

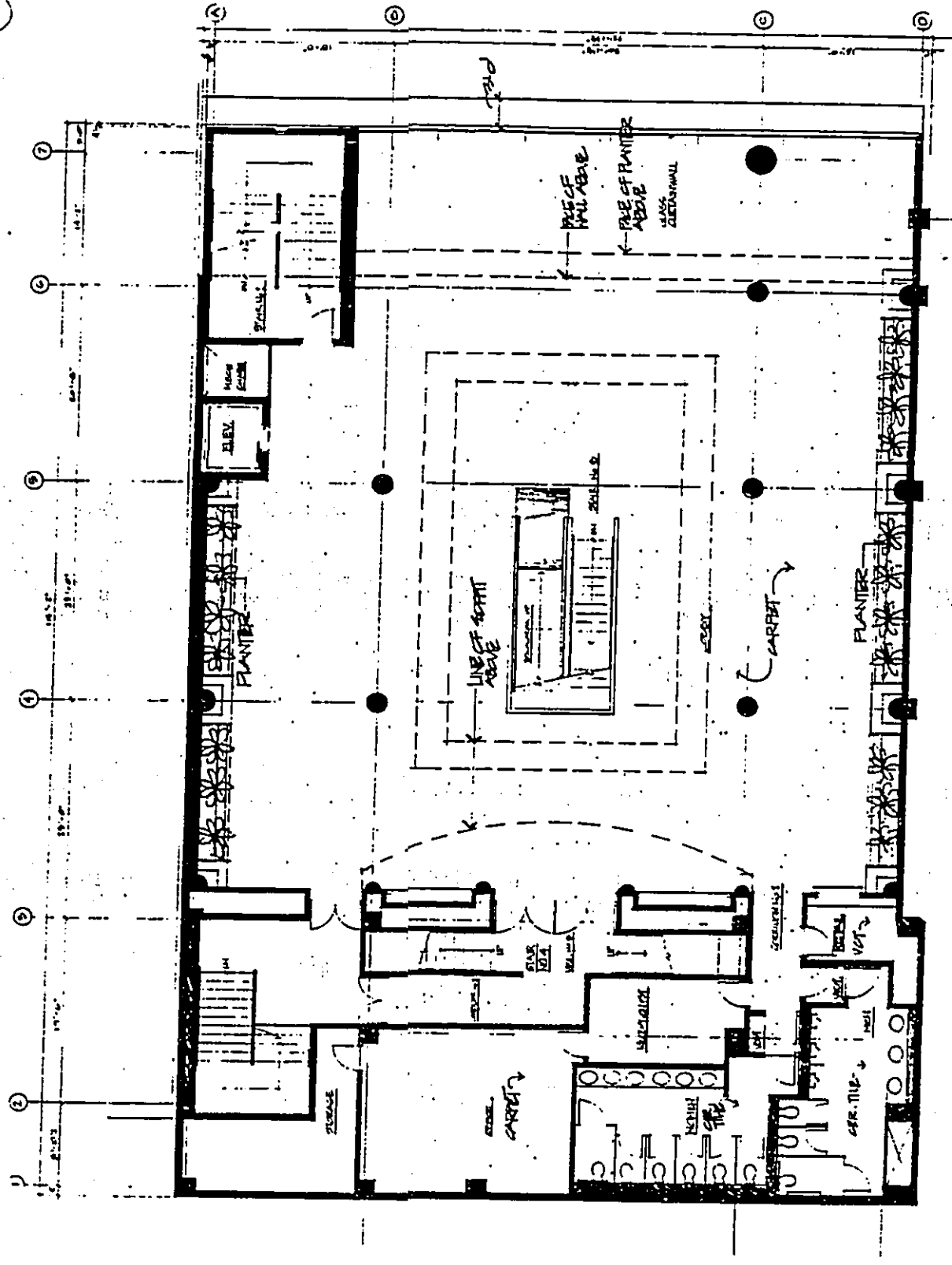
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Date
8/1/89

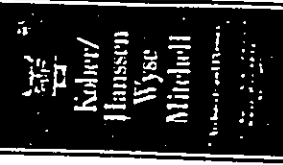
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| | IMAX THEATRE | for HAWAII FILM VENTURE | <table border="1"> <tr> <td>DATE</td> <td>NO.</td> </tr> <tr> <td> </td> <td> </td> </tr> </table> | DATE | NO. | | | | | | | | | | |
| | DATE | | | NO. | | | | | | | | | | | |
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| <table border="1"> <tr> <td>PROJECT NO.</td> <td>0107</td> </tr> <tr> <td>DATE</td> <td>8/8</td> </tr> <tr> <td>SCALE</td> <td>1/8" = 1'-0"</td> </tr> </table> | PROJECT NO. | 0107 | DATE | 8/8 | SCALE | 1/8" = 1'-0" | <table border="1"> <tr> <td>ARCHITECT</td> <td>Kohn/Harrison/Wynne Mitchell</td> </tr> <tr> <td>CLIENT</td> <td>HAWAII FILM VENTURE</td> </tr> <tr> <td>PROJECT</td> <td>IMAX THEATRE</td> </tr> <tr> <td>DATE</td> <td>8/8</td> </tr> </table> | ARCHITECT | Kohn/Harrison/Wynne Mitchell | CLIENT | HAWAII FILM VENTURE | PROJECT | IMAX THEATRE | DATE | 8/8 |
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| DATE | 8/8 | | | | | | | | | | | | | | |
| SCALE | 1/8" = 1'-0" | | | | | | | | | | | | | | |
| ARCHITECT | Kohn/Harrison/Wynne Mitchell | | | | | | | | | | | | | | |
| CLIENT | HAWAII FILM VENTURE | | | | | | | | | | | | | | |
| PROJECT | IMAX THEATRE | | | | | | | | | | | | | | |
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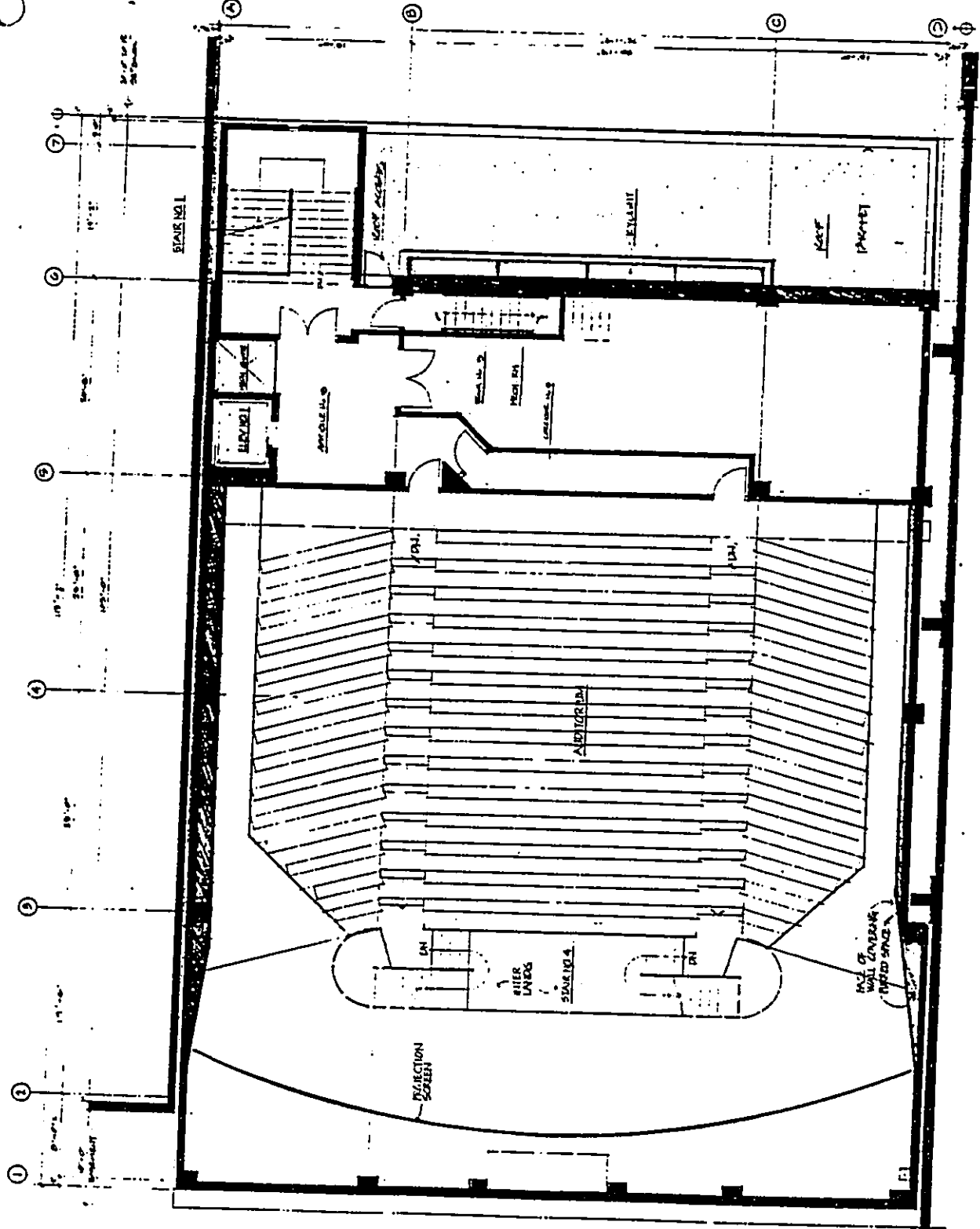



LOBBY FLOOR PLAN


Kohn/Hanssen/Wyse Mitchell
 Architects and Planners
 1000 California Street, Suite 1000
 San Francisco, CA 94109
 Telephone: (415) 774-2000
 Fax: (415) 774-2001
 E-mail: kohn@kohnhanssenwyse.com

IMAX THEATRE
 for
HAWAII FILM VENTURE

| | |
|------|---------|
| DATE | 1/17/97 |
| NO. | A-1 |
| BY | SM/DT |



HAWAII

 HAWAII
AUDITORIUM FLOOR PLAN
 1/17/97



Kohn Pedersen Fox Associates, Inc.

 Architects

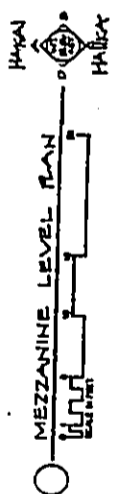
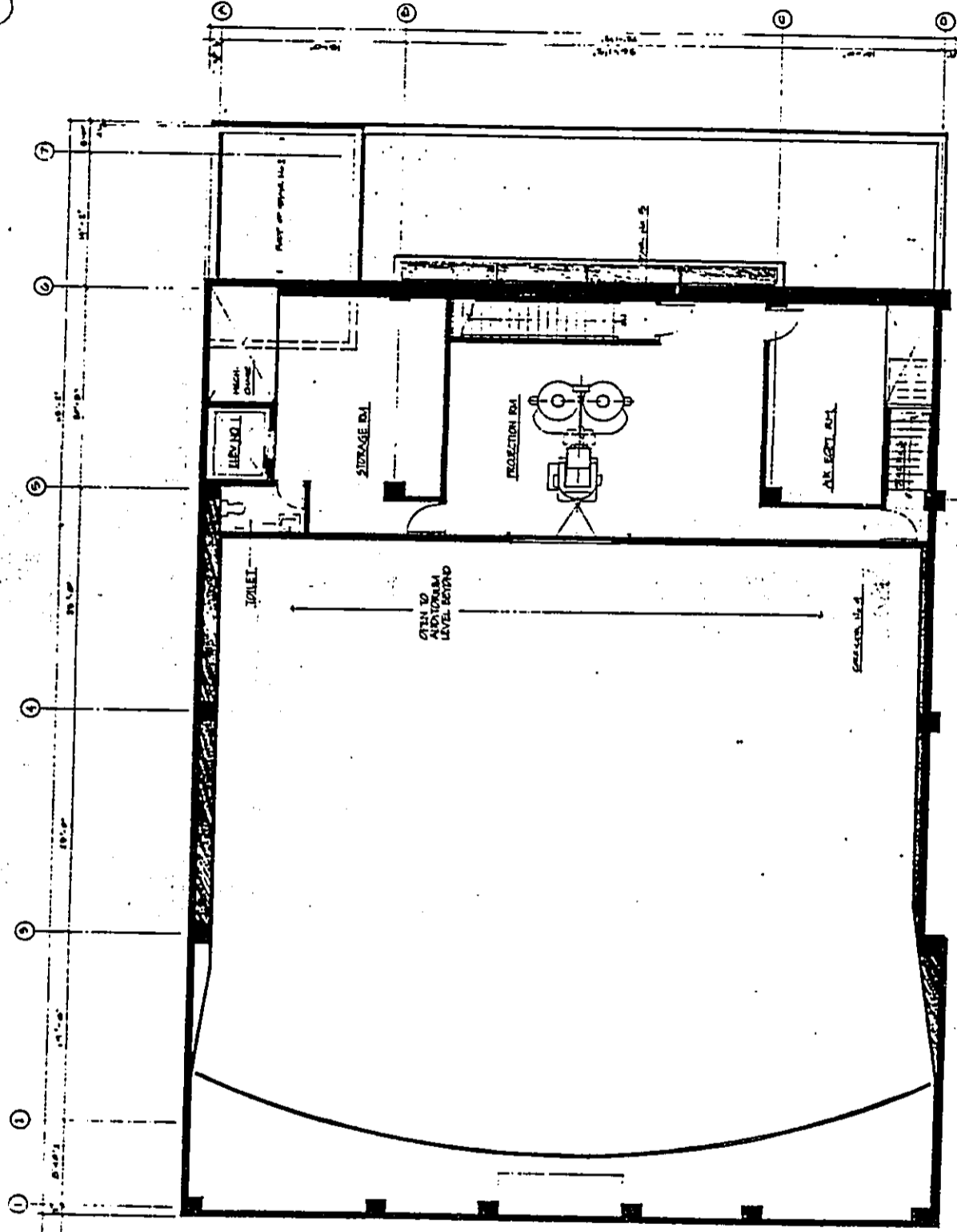
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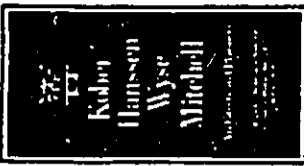
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HAWAII FILM VENTURE

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| DATE | BY | REVISION |
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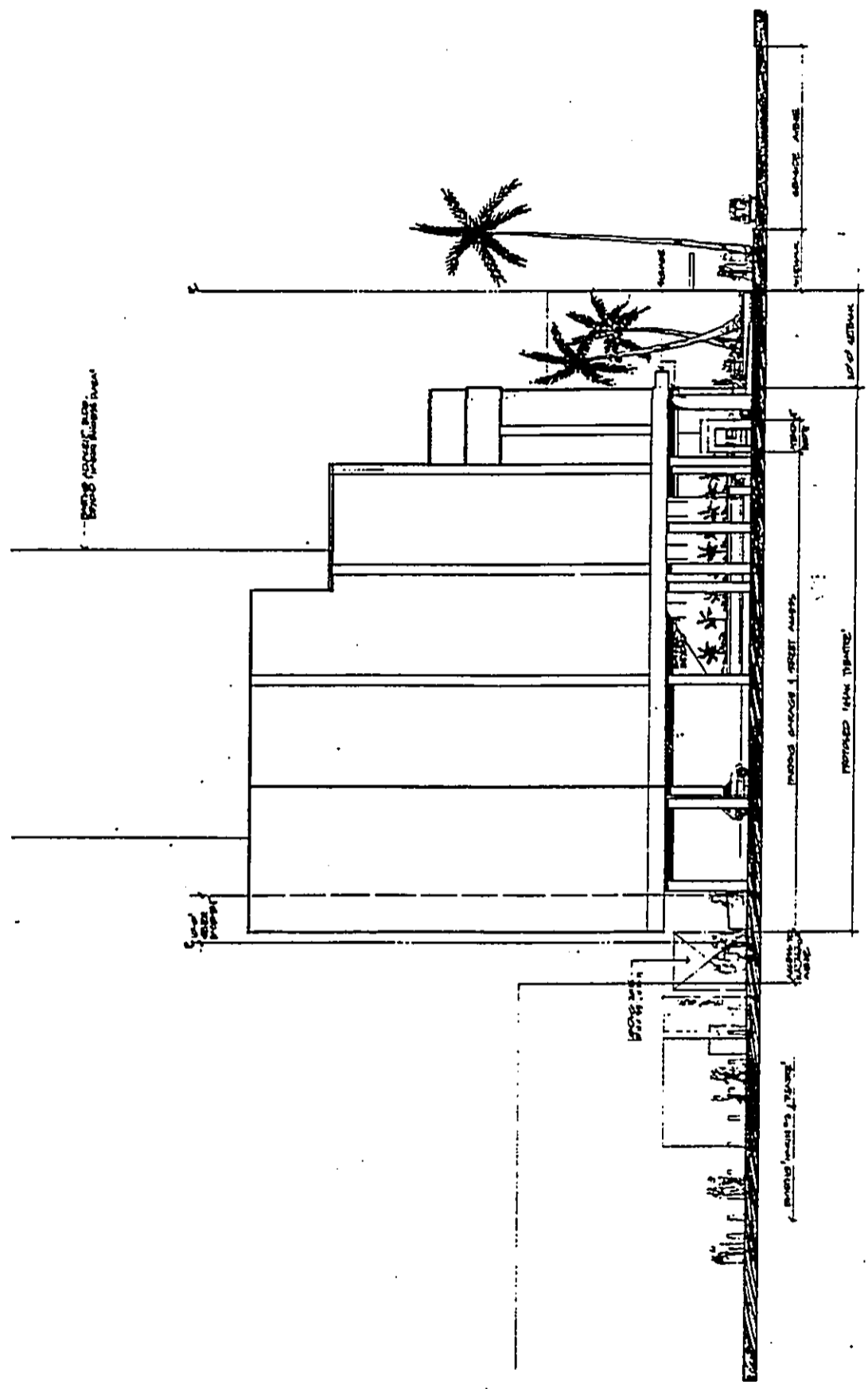
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| BY | A.S. |
| REVISION | |





IMAX THEATRE
for
HAWAII FILM
VENTURE

| | | | |
|-------------------------|----------|-----------|--------|
| Project No. | 61017 | Scale | A-10 |
| Date | 11-19-84 | Sheet No. | 1 of 1 |
| ARCHITECTURAL ELEVATION | | | |



MAIKA EXTERIOR ELEVATION

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION

650 South King Street, 7th Floor
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."
PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.
Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

Clusters:

- Agricultural Cluster
 Cluster Housing
 Country Cluster

- Park Dedication
 Plan Review Use
 Planned Development-Housing
 Shoreline Setback Variance
 Site Plan Review

- Special Management Area Permit/Assessment
 State Special Use Permit
 Subdivision
 Sunlight Reflection
 Variance from LUO Sec.(s):

Conditional Use Permits:

- Type 1 Type 2

- Existing Use
 Flood Hazard Variance

- Site Development Plan

- Special District:

Waikiki

(Indicate District)

- Waiver (public uses/utilities)

- Zero Lot Line

- Zone Change, From _____ to _____

- Zoning Adjustment, LUO Sec.(s):

TAX MAP KEY(S): 2-6-22:14

LOT AREA: 20,511 sf

ZONING DISTRICT: Resort Commerical

STATE LAND USE DISTRICT: _____

STREET ADDRESS/LOCATION OF PROPERTY: On Seaside Ave. Between 2270 Kalakaua Ave.
and 333 Seaside Ave.

RECORDED FEE OWNER:

Name Consolidated Amusement Co.
Mailing Address 290 Sand Island Access Road
Honolulu, Hawaii 96819
Phone Number (808) 847-1985
Signature Wei Chan SECRETARY & TREASURER

APPLICANT:

Name Hawaii Film Venture
Mailing Address Three Pointe Drive Suite 208
Brea, California 92621
Phone Number (714) 255-1100
Signature _____

PRESENT USE OF PROPERTY/BUILDING: Access to parking lot, parking & theatre Bldg.

AUTHORIZED AGENT/CONTACT PERSON:

Name KOBER/HANSSEN WYSE MITCHELL
Mailing Address 1585 Kapiolani Blvd. Suite 1504
Honolulu, Hawaii 96814
Phone Number (808) 955-8882
Signature _____

PROJECT NAME (if any): IMAX-HAWAII FILM VENTURE

PROJECT PROPOSAL (Briefly describe the proposed activity or project): NEW SECOND FLOOR LOBBY AND WIDE ANGLE HIGH FIDELITY THEATRE COMPLEX OVER A REVISED GROUND FLOOR PARKING GARAGE ACCESS TO THE EXISTING WAIKIKI THEATRES 1,2 & 3 PARKING STRUCTURE. A SEWER EASEMENT RELOCATION WILL BE REQUIRED.

FOR DEPARTMENT USE ONLY

FILE NO. _____

Submitted Fee Amount: \$ _____

Date Application Accepted: _____ Accepted By: _____

Date of Public Hearing: _____

Denied for reason(s) given below



IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Koher/Hanssen Wyse Mitchell
Architects and Planners

1545 Kapiolani Boulevard, Suite 1204
Honolulu, Hawaii 96814-1722
314-953-4662

Scale
as shown

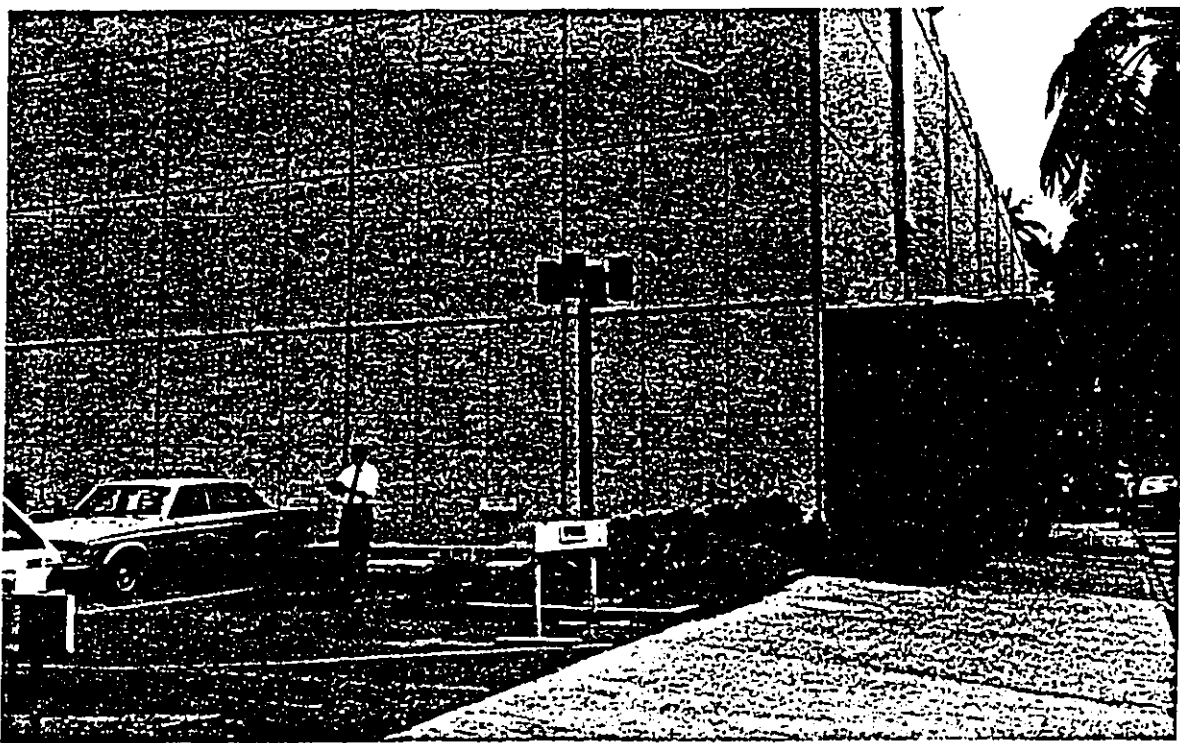
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Date
8/1/89

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IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Kober/Hanssen Wyse Mitchell
 Architects and Planners
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 Honolulu, Hawaii 96814-1222
 808 955 5022

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 as shown

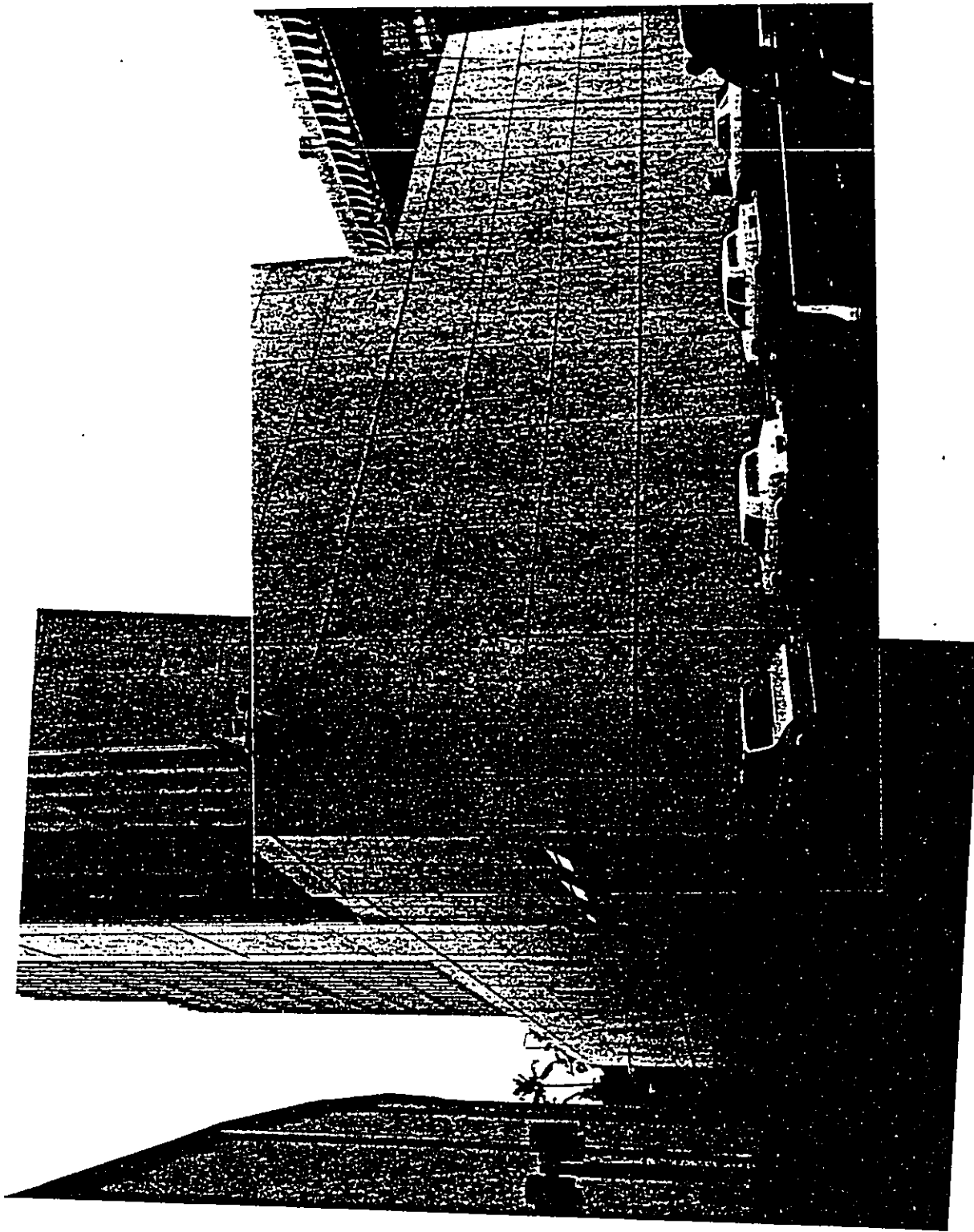
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Date
 8/1/89

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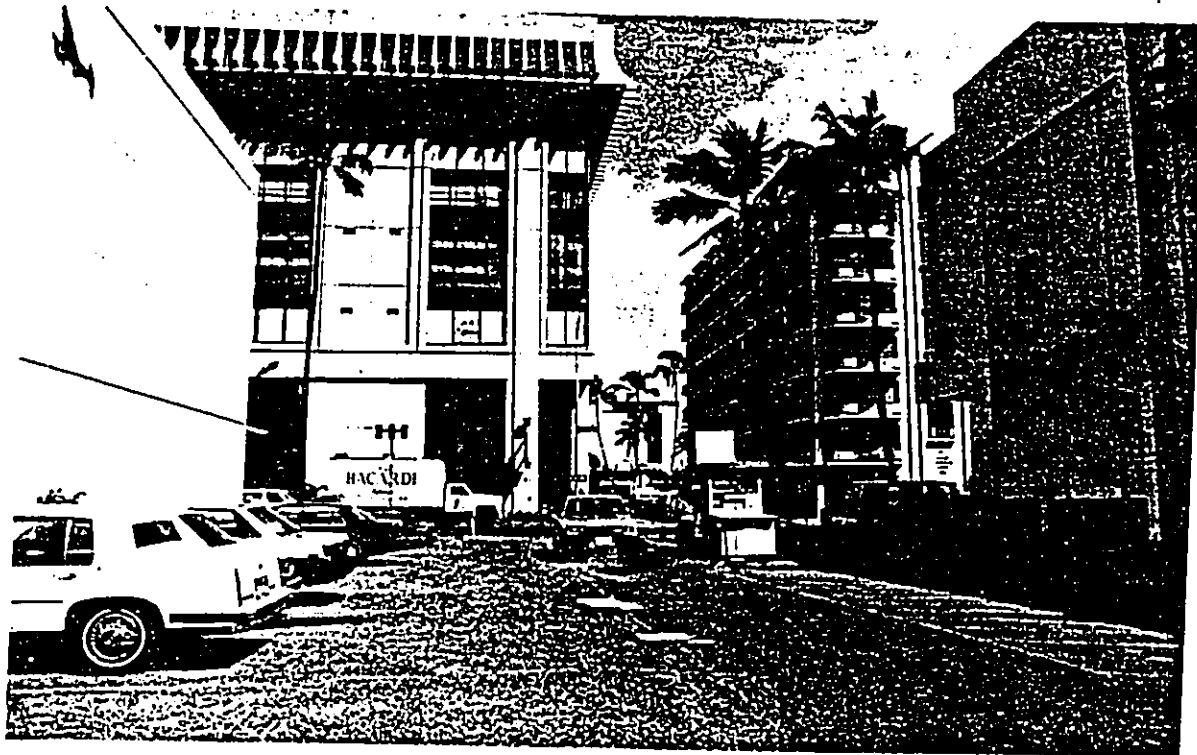
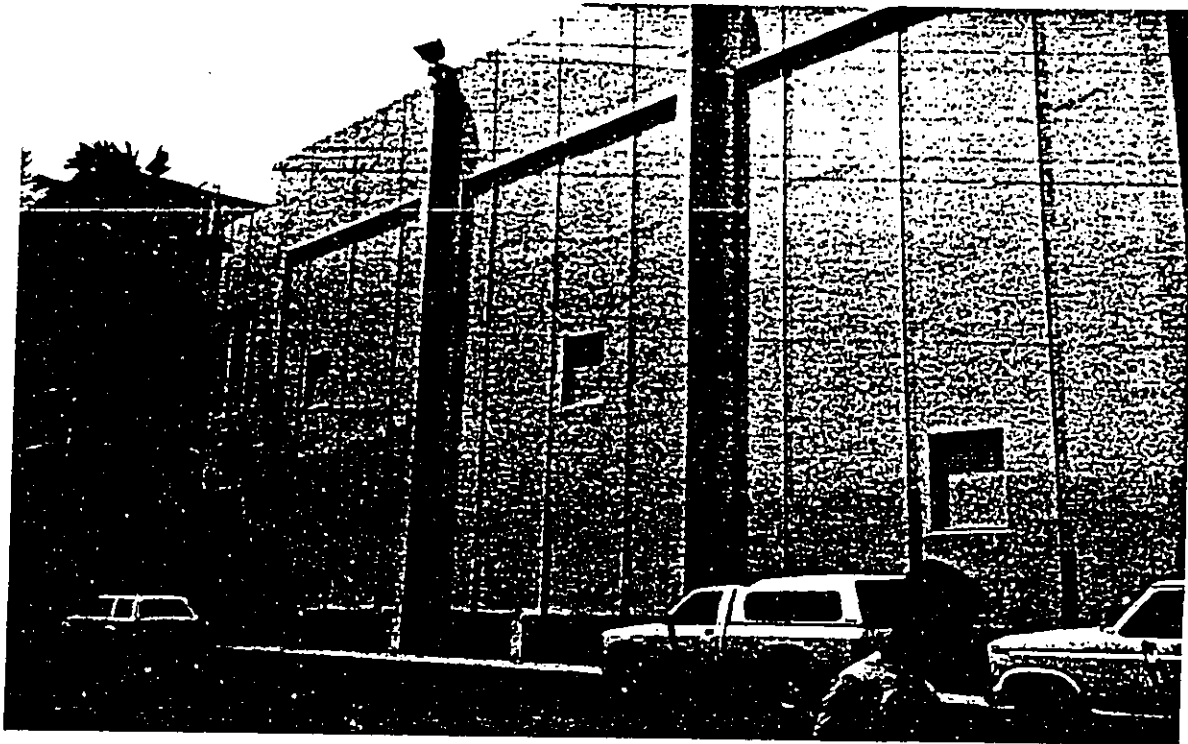
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IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Kober/Hanssen Wyse Mitchell
 Architects and Planners
 1535 Kapiolani Boulevard, Suite 1504
 Honolulu, Hawaii 96814-4122
 208-953-2822

| | | |
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| Scale as shown | Drawn By PM | Project Number 89017 |
| Date 8/1/89 | Checked By CW | Sheet WNB-4 |



IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Kober/Hanssen Wyse Mitchell
Architects and Planners

1535 Kapiolani Boulevard, Suite 1201
Honolulu, Hawaii 96813-1522
808-953-2842

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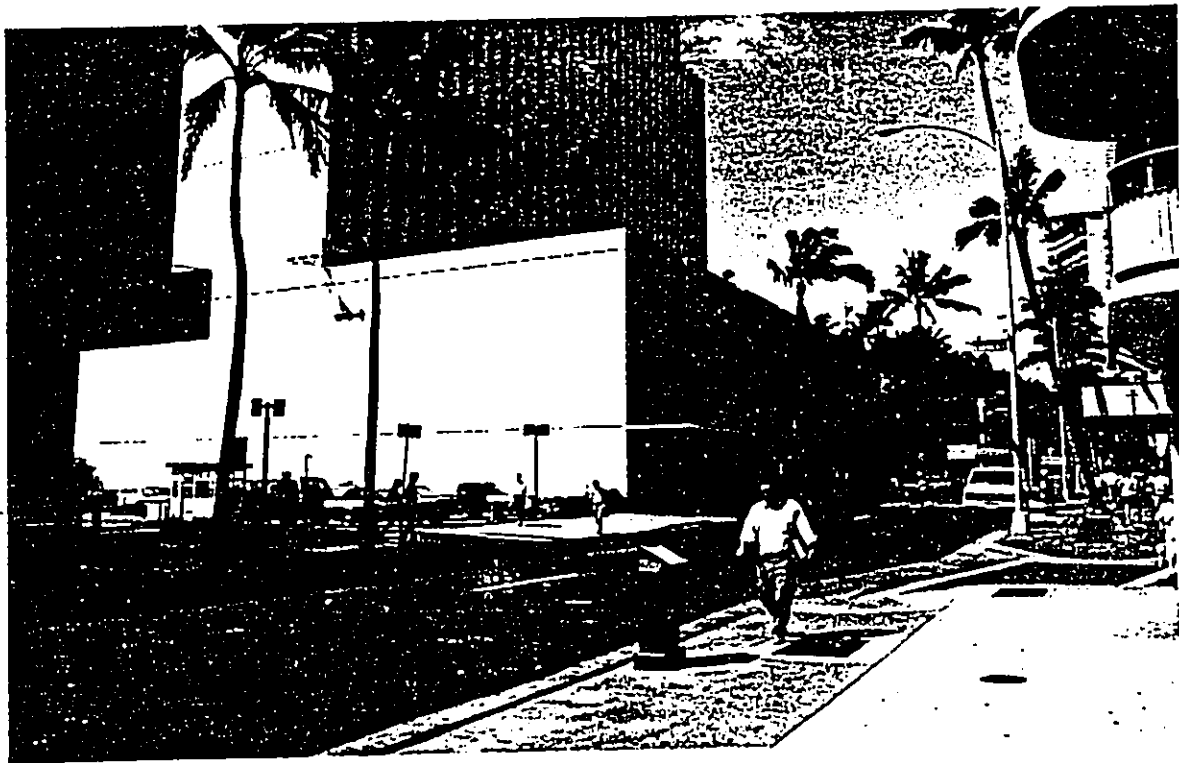
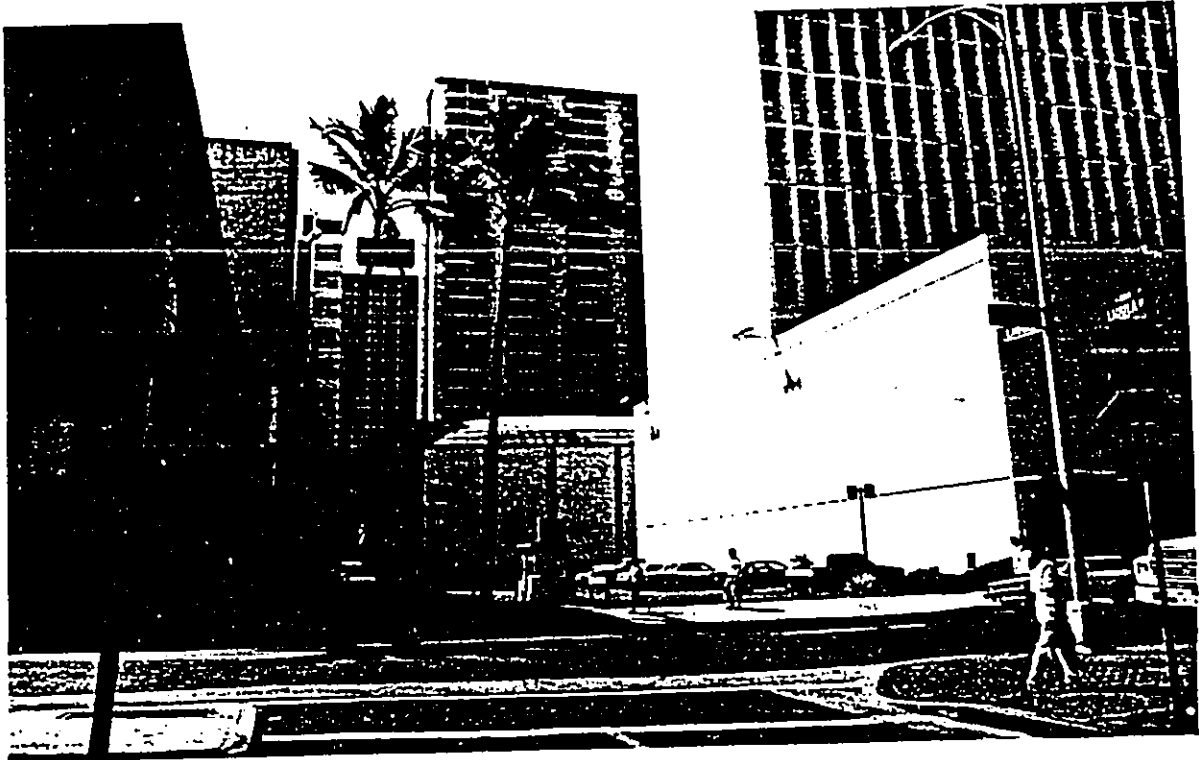
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89017

Date
8/1/89

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CW

Sheet
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IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Kober/Hanssen Wyse Mitchell
Architects and Planners

1535 Kapiolani Boulevard, Suite 1504
Honolulu, Hawaii 96811-4122
808-955-2422

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Project Number
89017

Date
8/1/89

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Sheet
WNB- 6

1.00 GENERAL INFORMATION

A. APPLICANT:

Name Hawaii Film Venture
Address Three Pointe Drive, Suite 208
Brea, California 92621

Phone no. (714) 255-1100

B. RECORDED FEE OWNER:

Name Consolidated Amusement Co., Ltd.
Address 290 Sand Island Access Road
Honolulu, Hawaii 96818

Phone no. (808) 847-1985

C. AGENT:

Name Kober/Hanssen Wyse Mitchell
Contact Charles J. Wyse, ALA
Address 1585 Kapiolani Blvd., Suite 1504
Honolulu, Hawaii 96814

Phone no. (808) 955-8882

D. Tax Map Key: 2-6-22:14

This report is submitted in support of a Waikiki Special Design District Permit Application for the improvements which are planned.

E. Lot Area: 20,511 SF

F. Agencies Consults in Making Assessment:

Department of Land Utilization
Department of Engineering
Department of Transportation, State of Hawaii
Department of Health, Sanitation Branch, State of Hawaii
Division of Waste Water Management
Board of Water Supply
Building Department

The purpose of this document is to describe the development proposed at and above the existing vehicular access to the Waikiki Theatres 1,2 & 3 parking garage. In addition, this document assesses the probable environmental impacts in accordance with the requirements of the Rules & Regulations of the City & County of Honolulu [refer to R.O.H., 1978, Chapter 21 (LUO) and Title 11 of the Department of Health Chapter 200 "Environmental Impact Statement Rules"].

This report is submitted in support of a Waikiki Special Design District Permit Application and an Environmental Assessment Report for the development which is planned for IMAX THEATRE at 333 Seaside Avenue.

The main purpose of this development is to provide additional commercial theatre area above the existing vehicular access to meet visitor needs for additional cultural and information cinema.

The development is consistent with the goals and objectives of the Waikiki Special Design District because it improves and compliments the physical and visual aspects of the urban environment in the area. It also improves pedestrian circulation from the existing parking facility to Kalakaua businesses and the beach. The existing ambience of Waikiki is improved because this development occurs within an existing urban, developed area.

No adverse environmental impacts to this and adjacent sites are anticipated other than normal noise, dust and traffic inconveniences during the construction period.

The positive benefits to the community derived from the development would outweigh the minimal negative impacts of the construction activity and new structure.

--END OF SECTION 1.0--

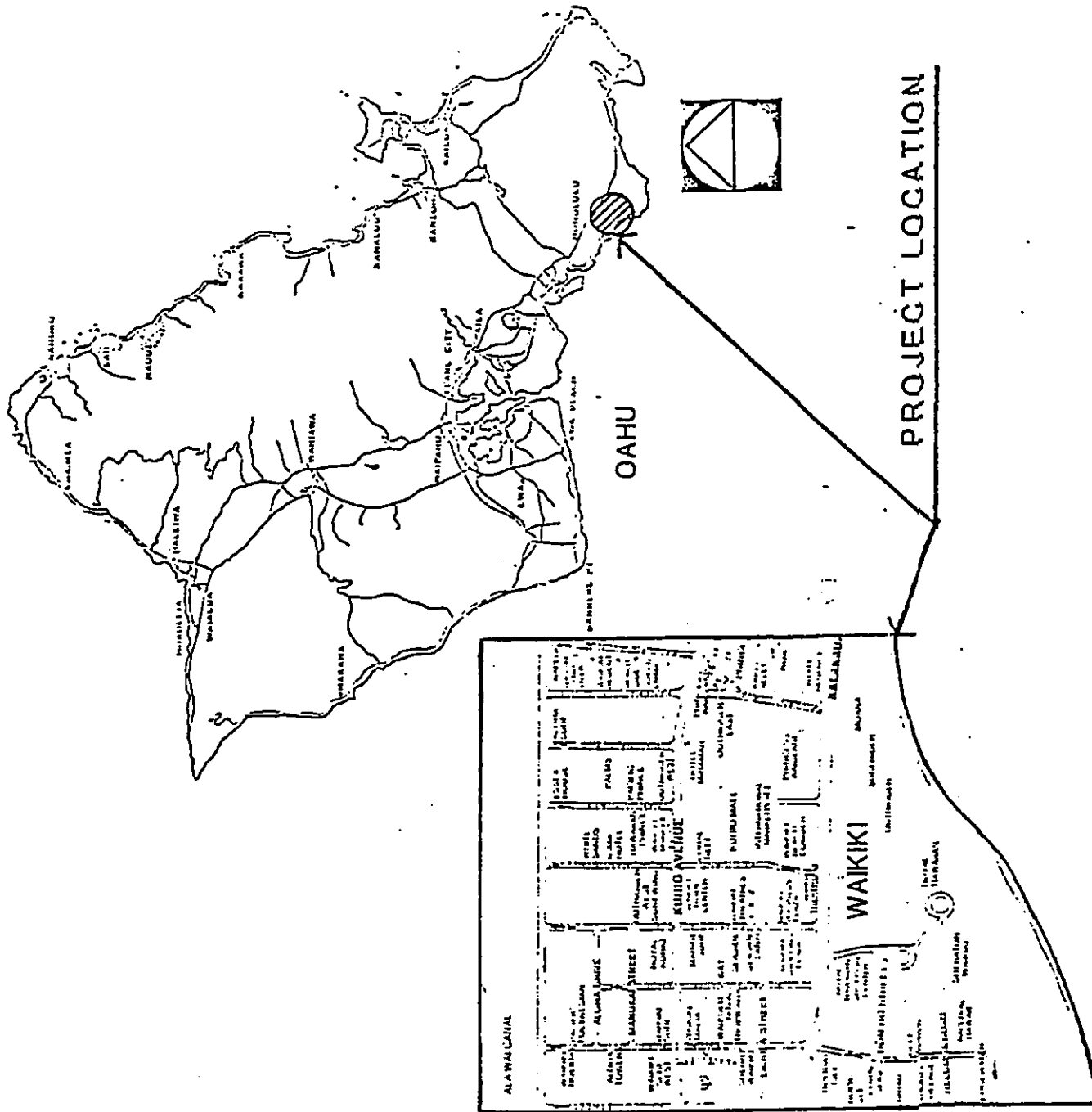


FIGURE 1 PROJECT LOCATION MAPS

IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Kober/Hanssen Wyse Mitchell
 Architects and Planners
 1533 Kapiolani Boulevard, Suite 1544
 Honolulu, Hawaii 96814-4722
 808-953-2402

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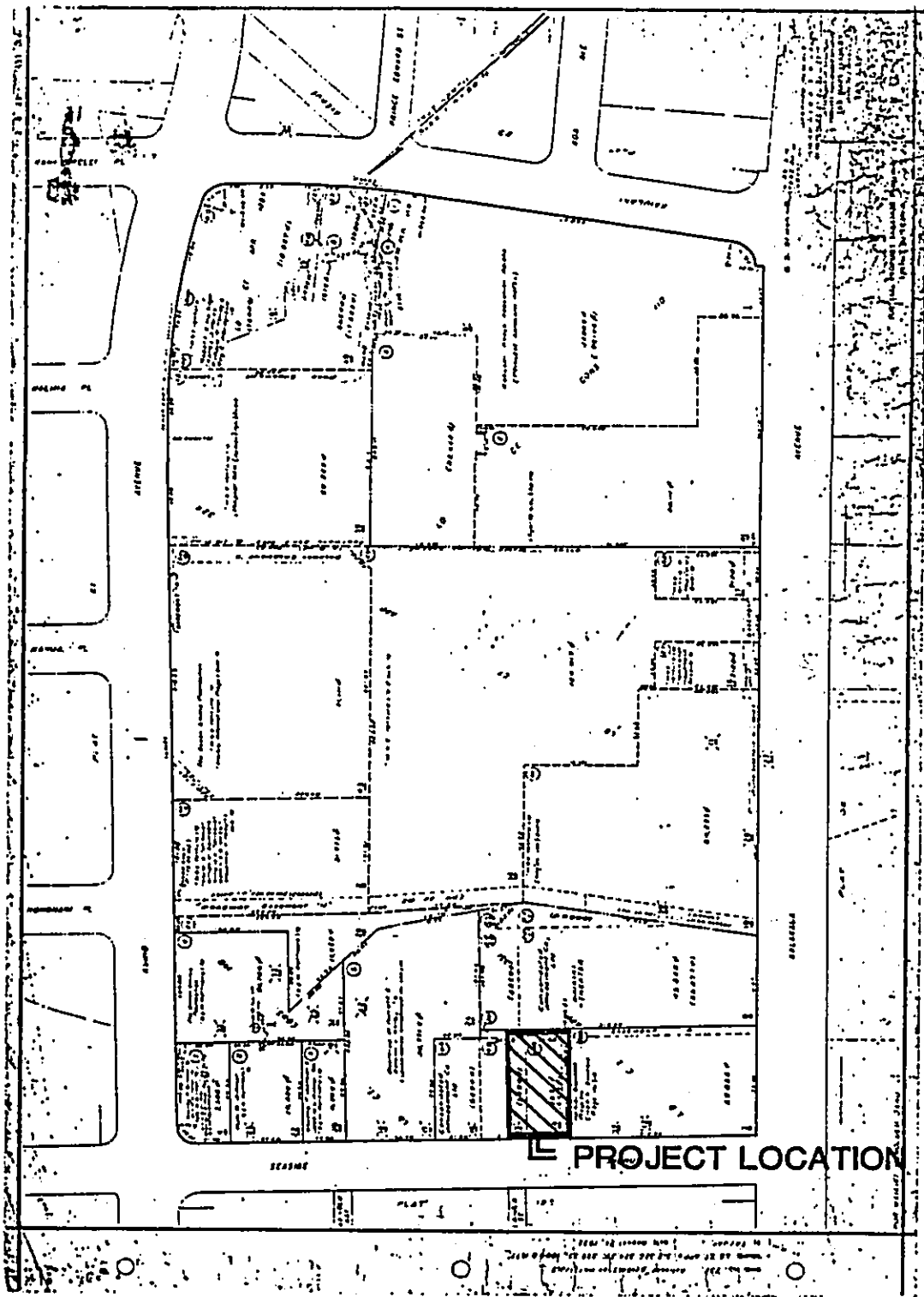


FIGURE 2 TAX MAP

IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Kober/Hanssen Wyse Mitchell
 Architects and Planners
 1535 Kapiolani Boulevard, Suite 1504
 Honolulu, Hawaii 96814-4722
 808-953-2222

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Date
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2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 GENERAL DESCRIPTION

IMAX Theatre will be a second floor commercial theatre located on Seaside Avenue between the Waikiki Theatres #1 and #2 and the Waikiki Business Plaza on Kalakaua Avenue. The IMAX Theatre will be owned and operated by Hawaii Film Venture, a California based company that has developed several IMAX and OMNIMAX Cinema outlets throughout the Continental United States. The land being developed is owned by Consolidated Amusement, an established kamaaina company committed to serving the entertainment needs of Hawaii's residents and visitors. The proposed development includes the construction of a 3-story 17,500 sq.ft. motion picture system designed to create motion picture images of superior quality and audience impact. Coupled with the dynamic beauty and drama of the Hawaiian culture and scenery, the theatre experience promises to be a major destination attraction for residents and visitors alike. The existing use at this site is confined to public parking and parking access. Currently, Consolidated Amusement owns and operates a parking attendant booth on this site. A portion (11,205 sq.ft.) of the existing Waikiki Theatre #2 building is located on this 20,511 sq.ft. site. The total proposed developed area will be 31,705 sq.ft., with a Floor Area Ratio (FAR) of 1.55, well within the LUO density limit of 1.75 for the Resort Commercial Precinct of the Waikiki Special Design District.

2.1.1 Owner's Objectives

The primary objectives for the IMAX theatre construction are:

1. Provide a desired visitor entertainment and information service in the heart of Waikiki that does not negatively impact the existing ambience and character of the area.
2. Improve the quality of pedestrian and vehicular traffic through the space by rerouting the pedestrian link to the existing parking garage elevator with a separated walkway on the makai side of the parking access.
3. Improve the parcel's visual appearance and be consistent with the climate and character of Urban design in the Waikiki Special Design District.
4. Increase leasable floor area and consequently revenues that will provide long term employment opportunities for Oahu and Waikiki residents and businesses.

2.2 TECHNICAL CHARACTERISTICS

The scope of the development proposed under this Special Design District Permit Application includes the following (see Drawings A-1 through A-11 & L-1, by Kober/Hanssen Wyse Mitchell dated November 1, 1989).

2.2.1 Construction Characteristics

The site is basically flat with a nine inch change in elevation across the 134.98 foot length of the site. There is a slight change in elevation from the rear of the property.

The proposed structure will be a three story theatre complex with related service functions located above the open ground floor. The current landlord will retain the lease rights to the ground floor and may opt to develop it as a retail arcade at a later date. The tenant will lease the air rights, and the portions of the structure required to be located on the ground plane (stairs, escalator, elevator, and box office functions). The ground plane parking access and attendant booth will remain the responsibility of the landlord (Consolidated Amusement Co. Inc.).

Clearing and grubbing will consist of removing the existing asphaltic concrete paving, some mock orange hedging, and relocating three coconut trees. ... The site is predominantly flat, therefore, grading will also be minimal except at the future ground plane retail which will be raised by an average of two feet to meet the flood plane requirements. The existing paved sewer easement will be relocated to the parking access land, and repaved with asphaltic concrete, and landscaped at the street front.

2.2.2 Utility Requirements

The proposed development will not significantly impact any public utilities or services.

The proposed sewer line relocation will be phased so that interruptions to the existing service will be minimal and confined to the period when the actual connection occurs.

There is an existing 12-inch sewer line under Seaside Avenue which is large enough to handle the anticipated development requirements. The Division of Waste Water management has reviewed the preliminary drawings of the project and has not voiced any major concerns nor objections. They will comment on the construction details, and require a coordination review of the structural footing/sewerline conditions during the building permit application review.

There is an existing 8-inch water main at Seaside Avenue. Water laterals can be connected directly to this main line and regulated with the installation of a water meter and back flow preventer.

Power and lighting for the development will require a ground floor transformer. It will be located and screened with landscaping or other appropriate measures to minimize its visual impact.

Stormwater runoff currently flows across the site to existing box culverts which are perpendicular to the property frontage along Seaside Avenue. The proposed building and paved parking garage access replacing the existing paved area will not generate additional surface runoff. Roof drains will be designed to divert building stormwater to the existing 18-inch drain line. The existing box culverts will need to be relocated and preliminary calculations indicate that the box culvert system will accommodate the anticipated stormwater runoff.

2.2.3 Access to the Site

Access to the proposed development is from three major directions. The existing vehicular traffic volume will not substantially increase. Most of the patrons to the new theatre (estimated at approximately 80%) will be tourists on foot from the nearby Waikiki Hotels. There will be some increased vehicular traffic from local residents visiting the new theatre, but this is not expected to be a major increase. The landlord will provide parking per code in the adjacent parking garage to satisfy this need. This parking facility has a surplus of existing parking to draw from.

The main access point would be through the curb cut near the existing parking garage access along Seaside Avenue. This access would accommodate both pedestrian and vehicular traffic. The existing Hawaiian Telephone pull box in the Seaside Avenue sidewalk will require relocation.

The second access point would be along the existing easement from Kalakaua Avenue. This access is existing, and will continue to be exclusively pedestrian in nature. It is anticipated that the proposed development will not significantly increase the foot traffic volume here, although some patrons to the new theatre may walk this route to get to the theatre lobby. This access will continue to serve as the route from the parking garage to the Waikiki Theatre no. 3 and Kalakaua Avenue.

The third access point is the existing entrance behind Theatre no.3 from the alley next to the International Market Place.

2.24 Landscaping

Planter and plantings will be added to the street front entrance. The existing coconut trees at Seaside Avenue will be relocated to the new planters. All new landscaped areas will be provided with an automatic irrigation system.

2.3 CONSTRUCTION TIMING, SCHEDULE AND ESTIMATED CONSTRUCTION COSTS

Timing and Schedule

A building permit for the project will hopefully be obtained by February 26, 1990, and construction would commence immediately thereafter. Construction should last approximately ten months, through December 30, 1990.

Estimated Construction Costs

Proposed development to the site are estimated to cost a total of \$3,560,218.00 (1989 U.S. Dollars).

2.4 ENVIRONMENTAL CHARACTERISTICS

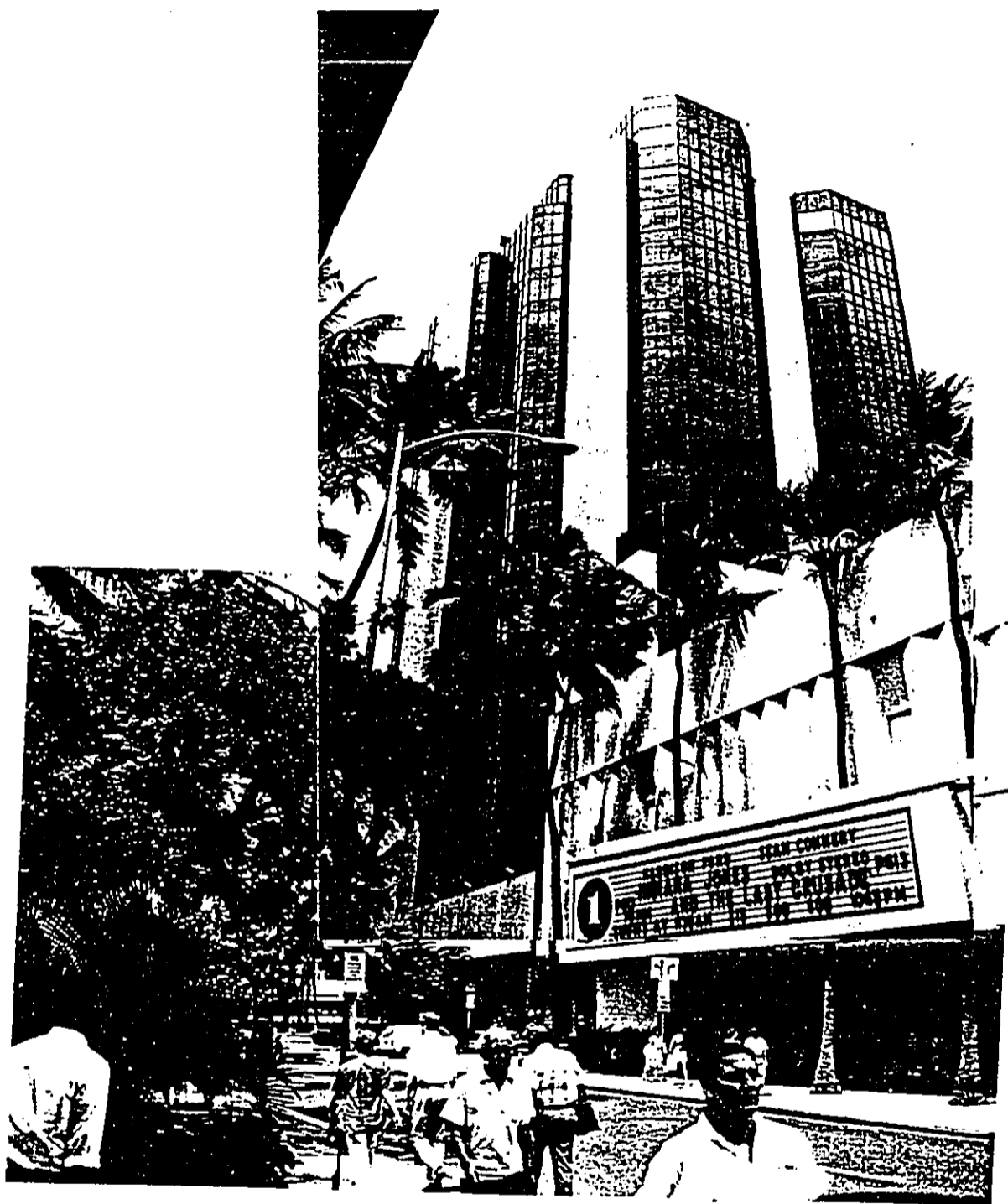
To the north of the site are the Waikiki Theatres no.1 and 2, and the Waikiki Trade Center. To the West is that International Marketplace. To the South is the Waikiki Business Plaza. To the East is the Waikiki Shopping Plaza.

The site has an existing developed urban environment, and is void of any major historical or cultural significance. The existing landscaping is not rare or exotic, and also has no significant value. The nearest beach access is across Kalakaua Avenue, beyond the Royal Hawaiian Shopping Center.

○ See Section 3.2.2 "Flood Hazard" for a discussion of Flood Hazards.

See Section 2.2.2 "Utility Requirements" and 3.7 "Water Quality" for discussions on drainage and surface runoff.

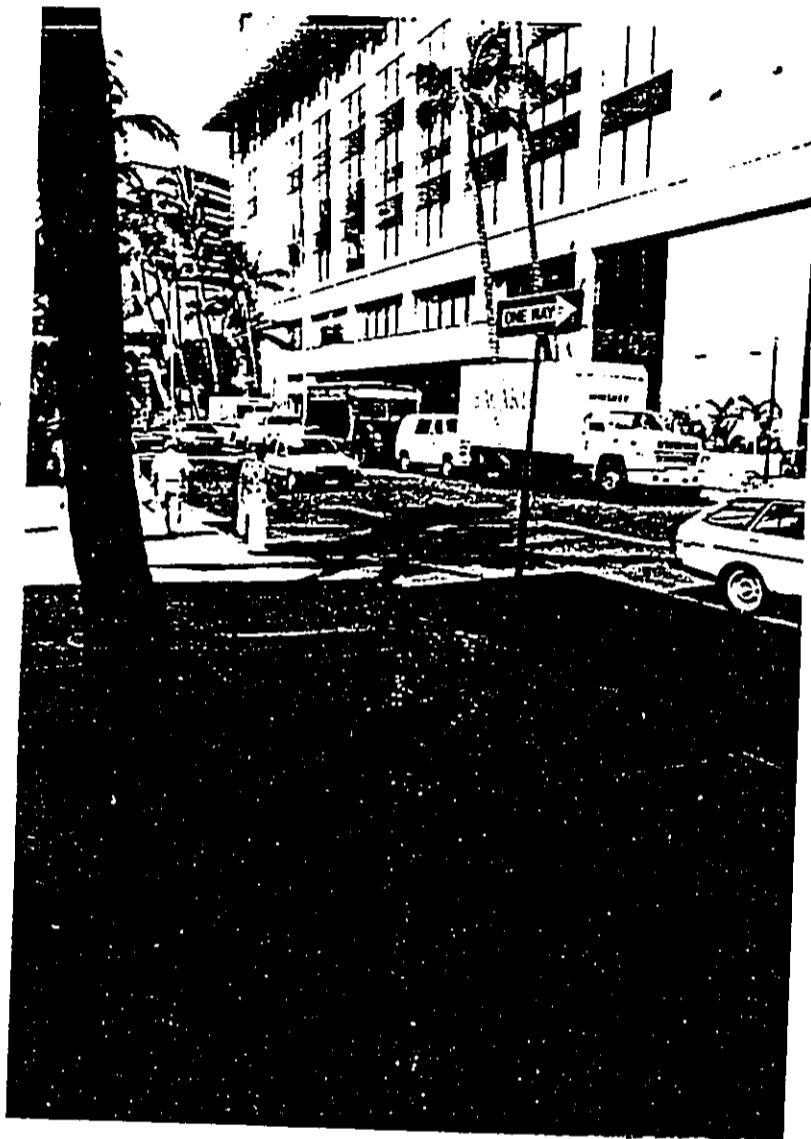
-- END OF SECTION 2.0 --



IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Kober/Hanssen Wyse Mitchell
 Architects and Planners
 1535 Napoalan Boulevard, Suite 1504
 Honolulu, Hawaii 96814-4322
 308-953-2622

| | | |
|-------------------|------------------|-------------------------|
| Scale as shown | Drawn By PM | Project Number 89017 |
| Date 8/1/89 | Checked By CW | Sheet WNB-7 |

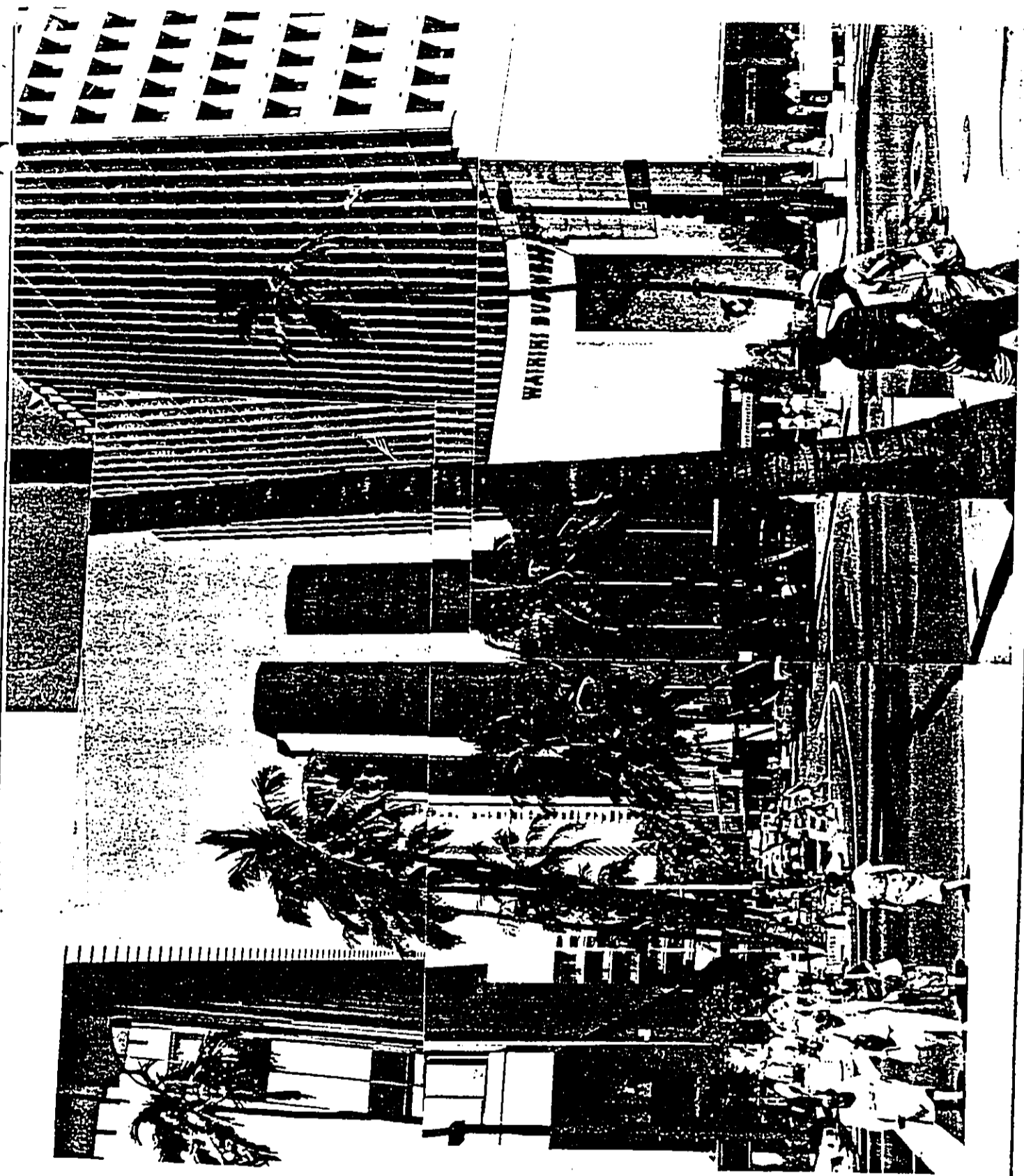


IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

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IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

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808 953 2822

Scale
as shown

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PM

Project Number
89017

Date
8/1/89

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CW

Sheet
WNB-9

30. **AFFECTED ENVIRONMENT**

3.1 **EXTENT OF CONSTRUCTION ACTIVITIES**

Construction activities will be confined entirely to Parcel 14. There will be no building construction or heavy equipment activity within the front yard setback except during the sewer line relocation, driveway connection, and landscape improvements.

3.2 **Regulatory and Code Requirements**

Parcel 14 is currently in an Urban Land Use Classification.

The parcel is zoned Resort Commercial, and the proposed structure and related improvements shall conform to the existing zoning and other requirements as set forth in Table 1. The adjacent properties are zoned Resort Commercial (see WNB-12).

TABLE 1
CODE CHECK INFORMATION

Project name: IMAX - Hawaii Film Venture
Job Number: 89017
Date: 6-22-89
Prepared by: Peter Maertens, Project Designer (K/HWM)

DIVISION A - ZONING, Code in use: LUO - Ordinance No. 86-96, 10-22-86 as amended by Ord. No 89-52

Contact person at the Department of Land Utilization: Greg Hee

- 1) Property Address: 333 Seaside Ave.
- 2) Tax Map Key Number: 2-6-22:14
- 3) Exist. Structures: Waikiki Theatre 1 & 2, Parking Structure
- 4) Lot Size: 20,511 SF
- 5) Lot Zoning: WSDD, Resort Commercial
- 6) Surrounding Zoning: Resort Commercial
- 7) Permitted Land Use: Theatres, Commercial parking lots & garages.
- 8) Minimum Lot Size: 5000 SF
- 9) Minimum Lot With: 45'
- 10) Front yard Setback: 20'-0"
- 11) Rear yard Setback: None
- 12) Side yard Setback: None
- 13) Height Restrictions: 280 feet
- 14) Allowable Floor Area: 1.75 + bonuses to 2.5 max (5 sf fa/s.f.o.s. & 3 sf fa/sf arcade)

- 15) Landscape Requirements: 50% of the front yard
- 16) Parking Requirements: WSDD: 1 sp/800 sf
- 17) Handicapped Parking Requirements: 1 space
- 18) Compact to Full Size Parking Ratio: 60% min. regular
- 19) Loading Requirements: 1 space/12'W x35'L x 14'H clear
- 20) Signage Requirements: Illuminated wall signs 300 sq.ft. maximum at 20'-0" maximum.
- 21) Special Management Area: N/A
- 22) Flood Zone: "AO" & "AE"
- 23) Tsunami Zone: "AO"
- 24) Future Road Widening: None
- 25) Screening Requirement: Rooftop Equipment, stairwells, elevator equipment.
- 26) Minimum Distance Between Buildings: 0 without openings, 20'-0" for unprotected opening.
- 27) Special Permits: Waikiki Special Design District Permit & Joint Development Conditional Use Permit
- 28) Property easements: Right of way & sewer easement relocation

TABLE 2

OFF-STREET PARKING REQUIREMENTS FOR PARCELS 3, 14 & 24

| <u>Description</u> | <u>Area (SF)</u> | <u>Parking Stalls Required</u> |
|-----------------------------|------------------|--------------------------------|
| Waikiki Theatres #1 & 2 | 38750 | 48.44 |
| Waikiki Theatre #3 | 20220 | 25.28 |
| Hilo Hatties | 7,750 | 9.69 |
| ABC Stores | 2,080 | 2.60 |
| IMAX Theatre | 17,500 | 21.88 |
| <u>Covered Ground Floor</u> | <u>3,000</u> | <u>3.75</u> |
| TOTAL | 89,300 | 11,163 |
| Total Required | | 112 stalls |
| Total Provided | | 438 stalls |

The existing parking garage can accommodate 438 cars and will have a surplus of 326 stalls.

The Landlord has provided documentation for the above information. See attached Area/Parking Calculations on Appendix "A".

The proposed development is consistent with the zoning and other ordinances of the City and County of Honolulu.

3.2.1 Permits Required

The proposed development is a major project within the Waikiki Special Design District, and will require approval from the Waikiki Neighborhood Board, a negative declaration on an Environmental Assessment Report, a WSDD permit, and a Joint Development Conditional Use Permit.

A Building Permit would also be required for the improvements. Approvals will be required from the Division of Waste Water Management, the Board of Water Supply, the Department of Engineering, the Department of Health (Noise and Radiation and Sanitation), the Department of Engineering, and the Building Department.

"APPENDIX A"



consolidated amusement co., ltd.

September 22, 1989

Mr. Richard W. James
President
CINEMA GROUP
Three Pointe Drive, Suite 208
Brea, California 92621

RE: IMAX - Hawaii Film Venture
Area/Parking Calculations

Dear Richard:

The following information is in response to your request for Area and Parking documentation at our Waikiki Theatres properties (TMK: 2-6-22:3,14 & 24), as required by the Department of Land Utilization:

AREA CALCULATION

| | | | |
|--------------|---|-----------------|-----|
| Parcel # 9 | : | <u>43,628</u> | sf. |
| Parcel # 14 | : | <u>20,511</u> | sf. |
| Parcel # 22. | : | <u>34,771.2</u> | sf. |

| | | | |
|------------|---|-----------------|-----|
| TOTAL AREA | : | <u>98,910.2</u> | sf. |
|------------|---|-----------------|-----|

GROSS FLOOR AREA (excluding parking & access ways)

| | | | |
|-----------------------|---|---------------|-----|
| Waikiki Theatre 1 & 2 | : | <u>38,750</u> | sf. |
| Waikiki Theatre 3 | : | <u>20,220</u> | sf. |
| Hilo Hatties | : | <u>7,750</u> | sf. |
| ABC Store | : | <u>2,080</u> | sf. |

| | | | |
|------------------------|---|---------------|-----|
| TOTAL GROSS FLOOR AREA | : | <u>68,800</u> | sf. |
|------------------------|---|---------------|-----|

ADDITIONAL USABLE FLOOR AREA (developable area under horizontal projections)

| | | | |
|------------------------|---|------------|-----|
| Waikiki Theatres 1 & 2 | : | <u>0</u> | sf. |
| Waikiki Theatre 3 | : | <u>240</u> | sf. |
| Hilo Hatties | : | <u>0</u> | sf. |
| ABC Store | : | <u>0</u> | sf. |

| | | | |
|------------------------------------|---|------------|-----|
| TOTAL ADDITIONAL USABLE FLOOR AREA | : | <u>240</u> | sf. |
|------------------------------------|---|------------|-----|

The Total Floor Area used by the DLU to monitor parking and Floor Area Ratio is the sum of the Gross and Additional Usable Floor Areas, or 68,800 sf. + 240 sf. = 69,040 sf.

290 Sand Island Road

P.O. Box 30548

Honolulu, Hawaii 96820

(808) 847-1985

Cable Address: Muse, Honolulu Telex 7430201

Consolidated Theaters

Consolidated Warehouse

Consolidated Distributors

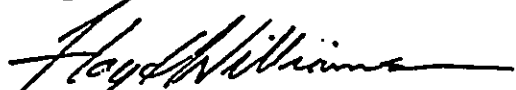
Mr. Richard W. James
September 22, 1989
Page 2

The Resort Commercial Precinct of the Waikiki Special Design District places a one space per 800 sf. parking requirement on all usable floor area. Therefore, the existing development is required to have 69,040 sf./800 sf. = 86.3 parking spaces. The existing parking garage can accommodate 438 stalls.

The Resort Commercial Precinct places a Floor Area Ratio restriction on total usable area at 1.75 times the total area or $1.75 \times 98,910.2$ sf. = 173,093 sf. The existing Floor Area Ratio is equal to the Total Usable Floor Area divided by the Total Area, or $69,040 \text{ sf.} / 98,910.2 \text{ sq.} = 1.432$.

The above calculations document that the DLU's WSDD design criteria are not exceeded by the existing development.

Very truly yours,



Floyd Williamson
Division Manager

FW/am

cc: P. Shimmin
✓C. Wyse

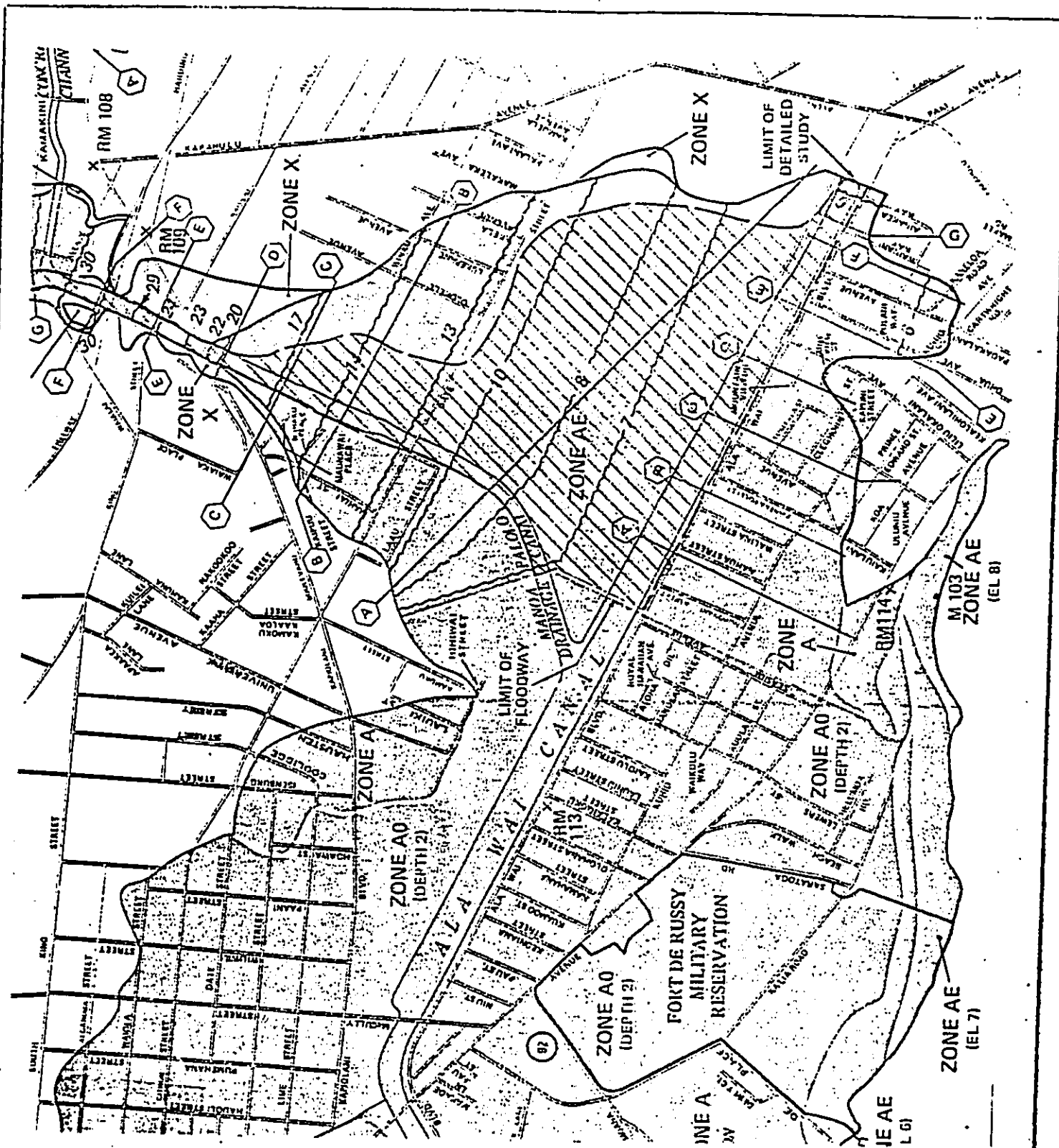


FIGURE 4 FLOOD HAZARD MAP

IMAX (HAWAII FILM VENTURE) WAIKIKI NEIGHBORHOOD BOARD

Kober/Hanssen Wyse Mitchell
 Architects and Planners
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 Honolulu, Hawaii 96814-1522
 808-953-3822

Scale
 as shown

Drawn By
 PM

Project Number
 89017

Date
 8/1/89

Checked By
 CW

Sheet
 WNB-13

3.2.2 Flood Hazards

The street front portion of Parcel 14 is within the AO Flood Zone areas as designated by the Federal Flood Insurance Rate Map (FIRM panel no 0120 C), (see Figure 4, WNB-13, Flood Hazard Map). Habitable structures built within these areas require a 1 to 3 foot base flood elevation. The remainder of the site is within the AE flood zone area, which has determined base flood elevation. A Civil Engineering consultant will be retained to provide documentation satisfying these requirements.

3.3 RECREATIONAL RESOURCES

The site is on the Diamond Head (east) side of Seaside Avenue, therefore, there will be no impact on the coastal line and public use of the adjacent shoreline will not be affected by any of the proposed improvements.

3.4 BIOLOGICAL RESOURCES

There will be no long-term negative impacts on the biological resources since the site is paved and virtually void of any significant landscaping. Landscaped areas disturbed by construction will be re-landscaped in a manner that meets or exceeds the quality standards of the Waikiki Special Design District.

3.5 HISTORIC, CULTURAL, ARCHAEOLOGICAL RESOURCES

The parcel has no known archaeological or historical resources. In the event that the construction process reveals artifacts of possible archaeological significance, construction will be suspended and the appropriate agencies will be contacted.

3.6 COASTAL VIEWS

There is no view of the ocean from the street. The new construction will be about 90 feet tall. Height limits in the area are at 280 feet, and most of the adjacent buildings with views to the ocean will be able to look over the top of the new construction. See attached photos.

There are mountain views of the Koolaus from the street front along Seaside Avenue. The existing neighboring buildings are already obstructing any other views. The improvements of the site will not block existing views of the mountain range.

3.7 WATER QUALITY

Stormwater runoff currently flows across the site to a catch basin at the property frontage along Seaside Avenue. Stormwater runoff flows to the Ala Wai Canal under Seaside Avenue and Ala Wai Boulevard. The proposed paved parking access replacing the existing paved area will not generate additional surface runoff. Preliminary calculations indicate that relocating the existing box culverts and catch basins will accommodate the stormwater runoff.

Precautions will be taken to assure that waste generated by the construction will not runoff into the ocean or onto adjacent properties.

3.8 NOISE AND AIR QUALITY

There will be short-term negative impacts on existing noise levels and air quality caused by the use of heavy equipment for sitework and building construction. These impacts will be experienced at varying intervals throughout the duration of the construction period. Noise impacts will be mitigated by the use of equipment mufflers and by limiting the hours and times of construction. Dust levels will be mitigated by regular ground sprinkling and by taking other dust abatement measures during the execution of the construction activities that generate dust.

There should be no effect to long term noise generation, since the parking demand will not be significantly increased. With the introduction of street landscaping, the existing noise perception may actually be decreased.

Similarly, long term air quality should not be compromised, as most of the new patrons will be arriving on foot, having no impact to the existing carbon monoxide levels.

3.9 IMPACT ON PUBLIC SERVICES

The proposed improvements will not significantly impact any existing public utilities or services. Some of the proposed improvements will minimally increase the use of public utilities:

Increased power and lighting requirements for landscape and building improvements will require an additional transformer. The new transformer will require additional power.

The addition of landscaped areas requiring an automatic irrigation system and the new theatre concessions and restrooms will minimally increase water consumption. This small increase will not significantly affect the existing levels of water consumption.

There will be no significant changes to the existing storm drainage system. Improvements to the existing drainage sheet flow and culverts will be made to facilitate efficient drainage. Surface storm drainage flow in some areas will be altered to alleviate puddling and potentially hazardous conditions.

3.10 SOCIO-ECONOMIC IMPACTS

The long-term Socio-economic impact of the proposed improvements are positive for the following reasons;

- A. Construction of the improvements will generate short-term employment opportunities
- B. The anticipated increase in business generated by the increased pedestrian traffic around the new theatre will add to the economic development and long term employment for the neighboring businesses.
- C. The improvements are proposed for an existing Resort Commercial zoned area.
- D. Visual and other environmental impacts will be minimized through sensitive siting and setbacks, landscaping, and design features.

-- END OF SECTION 3.0 --

4.0 PROJECT IMPACTS

4.1 WSDD REVIEW GUIDELINES

The proposed improvements are consistent with Waikiki Special Design District Guidelines set forth in Section 7.80 of the Land Use Ordinance (LUO) no. 86-96, and amended through ordinance 89-52 of the City and County of Honolulu.

The proposed improvements are consistent with these guidelines as follows:

- o Will complement the existing physical and visual aspects of the Urban environment in Waikiki.
- o Will alleviate pedestrian and vehicular traffic conflicts specific to this property.
- o Will provide additional occupational opportunities for Oahu residents and businesses.

Also, the proposed development:

- o Will not involve loss or destruction of natural or cultural resources.
- o Will not detract from the value of the existing business or residences in Waikiki.
- o Will not curtail beneficial uses of the environment.
- o Will not detract from the existing ambiance and character of Waikiki.
- o Will not substantially alter existing land forms.
- o Will not affect rare or endangered species.
- o Will not negatively affect local economic or social welfare.
- o Will not detract from sight lines toward the sea nor to the mountain range.
- o Will not affect, other than for the short-term, air quality and ambient noise levels. Water quality will not be affected at all.
- o Is consistent with the County General Plan, development plans, zoning and other applicable ordinances.

-- END OF SECTION 4.0 --