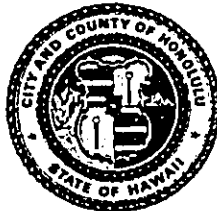


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

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FRANK F. FASI
MAYOR



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DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR
92-05411 (JT)

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

March 15, 1993

Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control
(OEQC)
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Owner/Applicant: Waikiki Westbury Limited Partnership
Location : 1700 Ala Moana (Outrigger Ala Wai Tower)
Tax Map Key : 2-6-11: 08
Request : Zoning variance
Proposal : To allow (retain) storage areas within
the parking garage which exceed the
maximum density (floor area) and increase
nonconformity.
Determination : A Negative Declaration is issued

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Approved Donald A. Clegg
DONALD A. CLEGG
Director of Land Utilization

DAC:jt
Enclosures

1993-04-08-0A - FEA - Outrigger Ala Wai Tower
(Storage Area)

APR - 8 1993

ENVIRONMENTAL ASSESSMENT
FOR
OUTRIGGER ALA WAI TOWER (STORAGE AREAS)
Waikiki, Oahu, Hawaii
TMK No. 2-6-11: 08 (1)

PREPARED FOR:
Waikiki Westbury Limited Partnership

PREPARED BY:
Cades Schutte Fleming & Wright

December 16, 1992

I. INTRODUCTION/SUMMARY

This report serves as an Environmental Assessment for proposed actions on the property.

Applicant

The Applicant is Waikiki Westbury Limited Partnership, the leasehold owner of the parcel identified by tax map key no. 2-6-11: 08 (1), commonly known as the Outrigger Ala Wai Tower (the "Property"). Exhibits "A" and "B" show the Property site.

Approving Agency

The Applicant is requesting a variance from the City and County of Honolulu, Department of Land Utilization ("DLU") to retain storage areas within the parking garage on the Property. The approving agency is DLU.

Agencies Consulted in Preparing this Assessment

The following agencies have been contacted as part of the development of this Assessment:

Department of Land Utilization

II. PROJECT DESCRIPTION

Location

The Property is located at 1700 Ala Moana Boulevard in the Waikiki Special District on Oahu and has 38,773 square feet. Exhibits "A" and "B" show the Property site. The Property is in the State "Urban" District, is designated on the City's Development Plans as High-Density Apartment, and is zoned in the Apartment Precinct, Waikiki Special District, under the City's Land Use Ordinance.

Existing Conditions

Photographs of the storage areas, which are located in the parking garage, are attached as Exhibit "C". A photograph of the Property from Ala Moana Boulevard is attached as Exhibit "D".

Project Objectives

The building on the Property exceeds the permitted floor area under the City's Land Use Ordinance because of the decrease in the permitted floor area ratio since the time the building

was constructed. In the variance application, the Applicant requests permission to retain the storage areas within the parking garage. There are two basic reasons for the variance request.

First, the variance would help to minimize the usage of the elevators in the building. The 39-story building does not have a service elevator, and the design and location of the elevator system cause numerous mechanical problems, which prevent housekeeping services from using the elevators on a more frequent basis. Largely because of its mauka/windward orientation and the elevator machinery's exposure to the elements, there have been numerous mechanical problems that require frequent repairs.

Second, although eight (8) parking stalls are eliminated due to the storage areas, no parking deficiency results from a legal or practical standpoint. Less than one-half of the spaces in the parking garage are occupied at any one time. Even with the storage areas, there are more parking spaces available (148) than are legally (136) or practically required.

Schedule

Applicant proposes to retain already-built storage areas.

III. DESCRIPTION OF THE AFFECTED ENVIRONMENT

Existing Land Use

The Property is presently used for transient vacation units and multi-family dwelling units. 120 of the 136 units received a Nonconforming Use Certificate for Transient Vacation Units from DLU. The remaining 16 units are used as multi-family dwelling units.

The 5-level parking structure is set back approximately 125 feet from the front property boundary line. Access to the building is off of Ala Moana Boulevard. The storage areas, which are built entirely within the parking structure and near the core of the building, are not visible from Ala Moana Boulevard.

Adjacent Land Use

The surrounding neighborhood is in mixed use, including medium and high-density apartment buildings, retail stores, hotels, and restaurants.

Soils

According to Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, U.S. Department of Agriculture, Soil Conservation Service (August 1972), the soil is Fill Land, Mixed (FL). This land consists of areas filled with material from dredging, excavation from adjacent uplands, and other materials. This land type is used for urban development.

Topography

The Property is relatively level.

Plant and Animal Life

The Property is located in a highly urbanized area, and, as such, does not maintain any significant ecosystems. The landscaping of the Property was established by a former leasehold owner of the Property and is maintained by the Applicant. Applicant is unaware of any rare, endangered, or threatened plants or animals existing on the Property.

Cultural Resources

Since this Property is already developed, Applicant is unaware of any archaeological, historic or cultural sites on the Property.

Infrastructure

The Property utilizes the municipal water, wastewater and storm drain systems.

Access

The Property has a driveway that provides access onto Ala Moana Boulevard.

IV. POTENTIAL IMPACTS OF THE PROPOSED ACTION

The building on the Property was built around the early 1980's. The proposed action supports the currently existing transient vacation and multi-family residential uses of the Property. The proposed action will not have any impact on cultural, flora or fauna resources. The storage areas cannot be seen from Ala Moana Boulevard and therefore will not have any impact on public views.

There will be no impact on air quality and noise levels in the immediate vicinity since the proposal is to retain the storage areas. There will be no impact on the City's infrastructure.

If the variance is denied, an adverse impact will occur to the occupants of the building in that additional elevator maintenance and repair work is anticipated due to an increase in use.

V. ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

If the variance is not granted, the operator of the project will be forced to use the elevators more frequently and for longer durations due to loading and unloading of supplies and equipment, which is sure to cause a higher incidence of maintenance and repair. A "no action" alternative creates negative consequences not only for the owner of the Property but for the occupants as well.

B. Alternative Location

Placing the storage areas in an alternative location would have the same consequences as the "no action" alternative.

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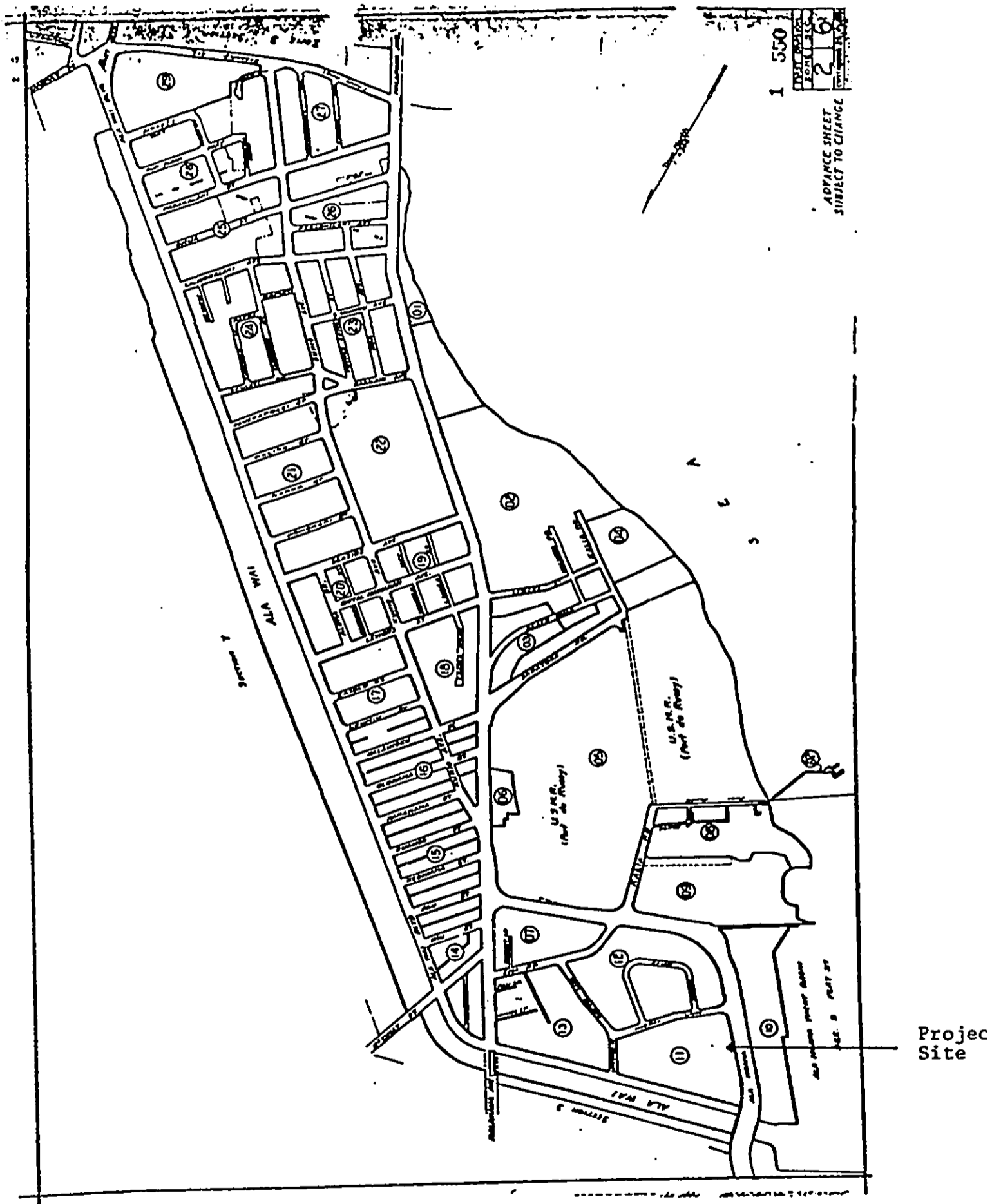
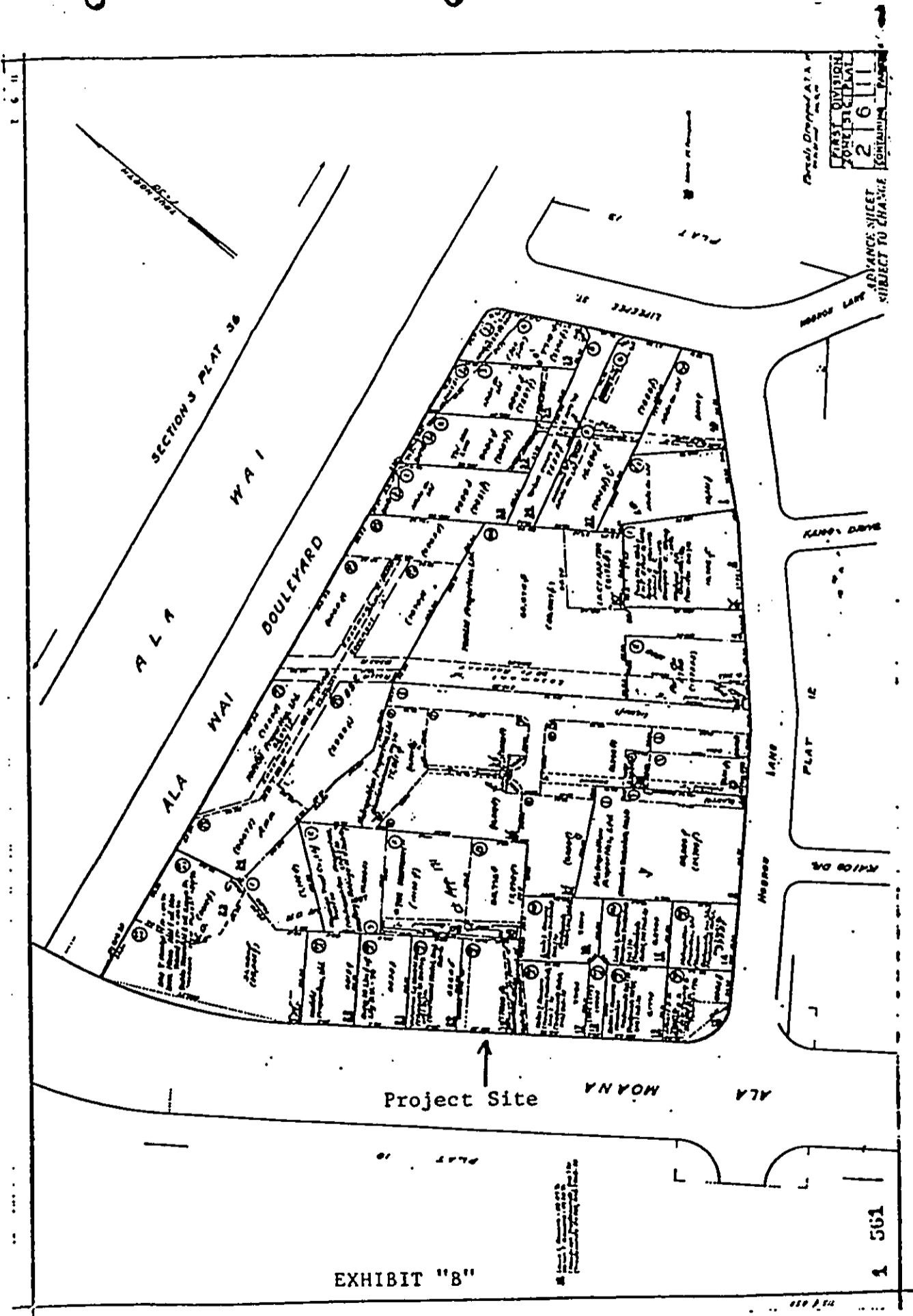
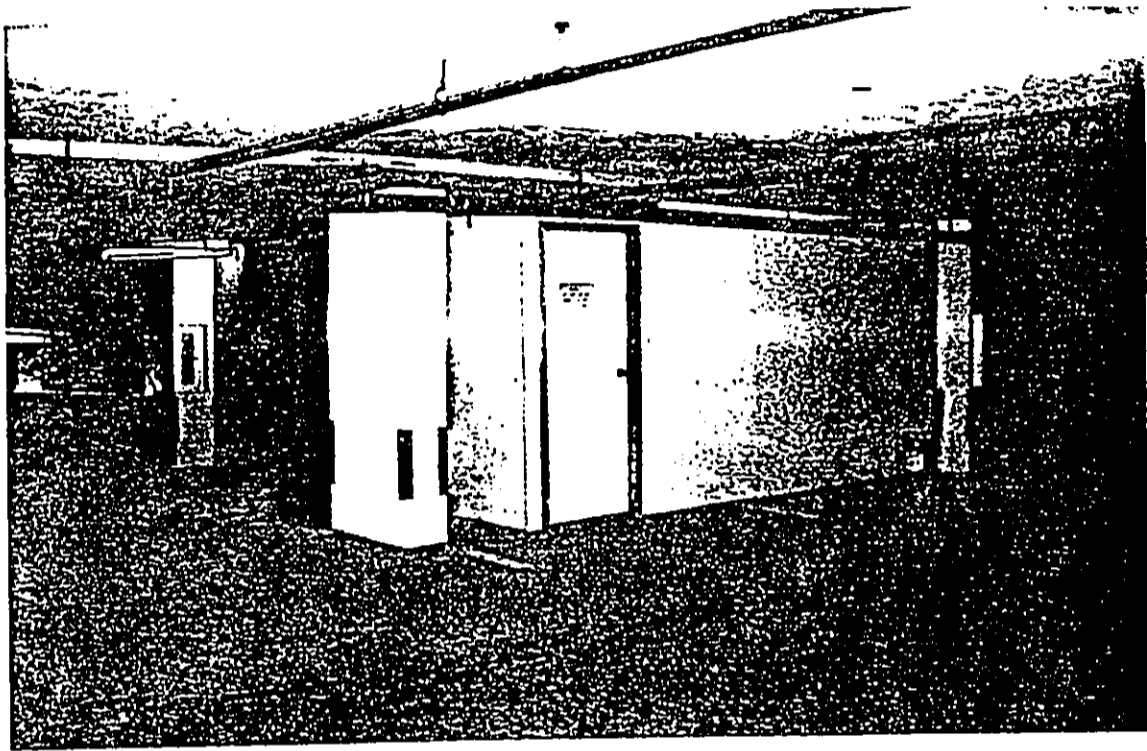
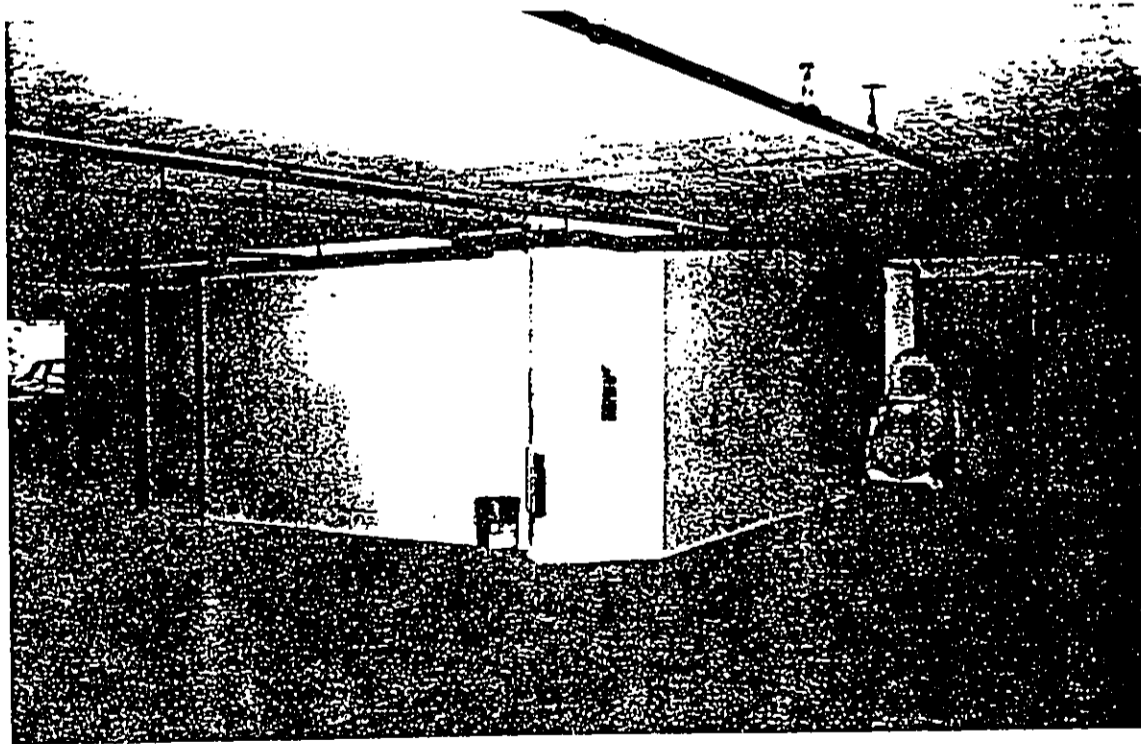


EXHIBIT "A"

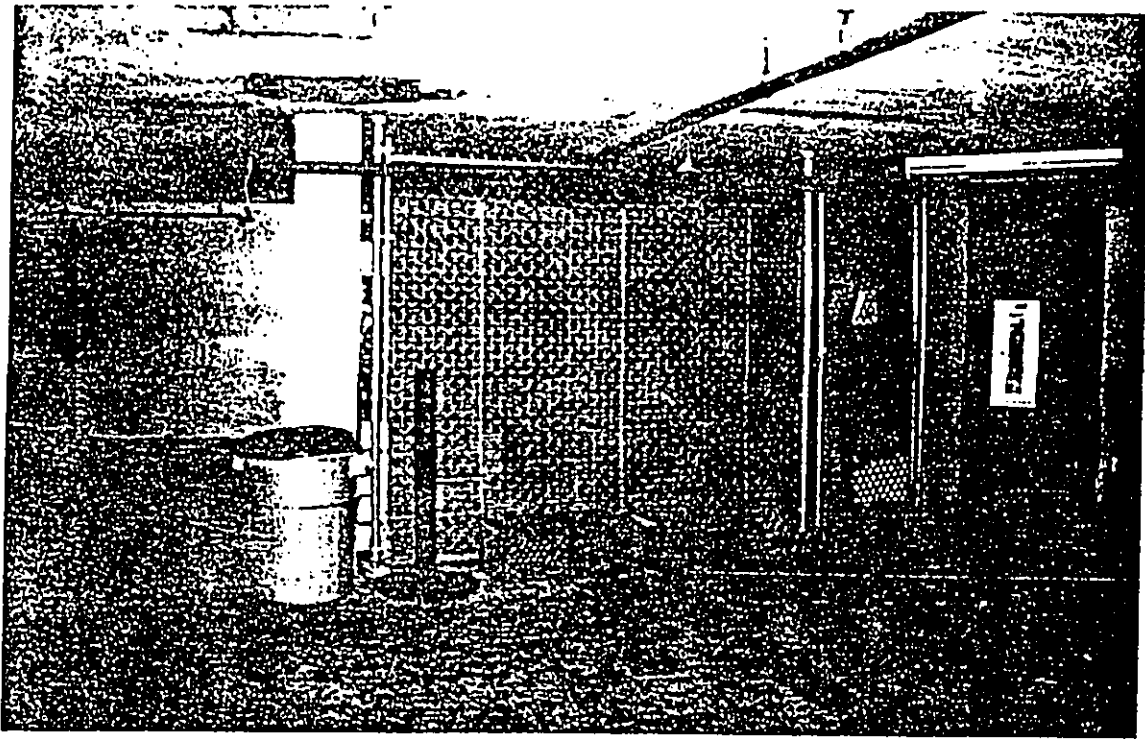




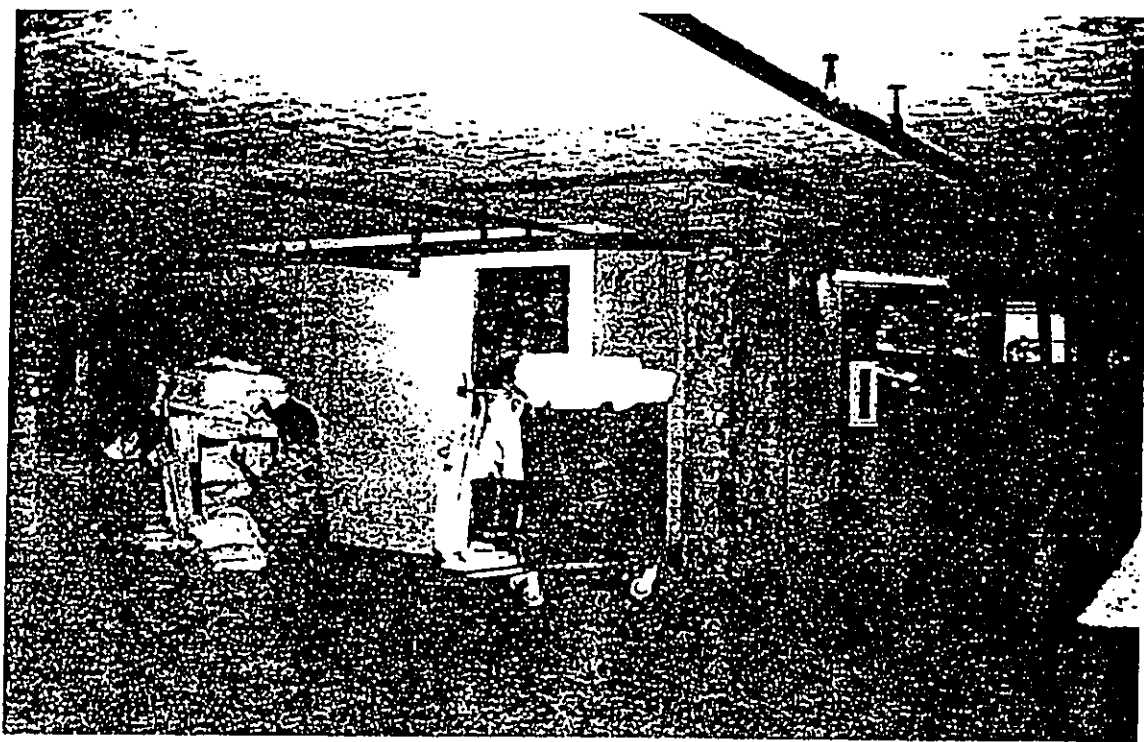
Storage 1



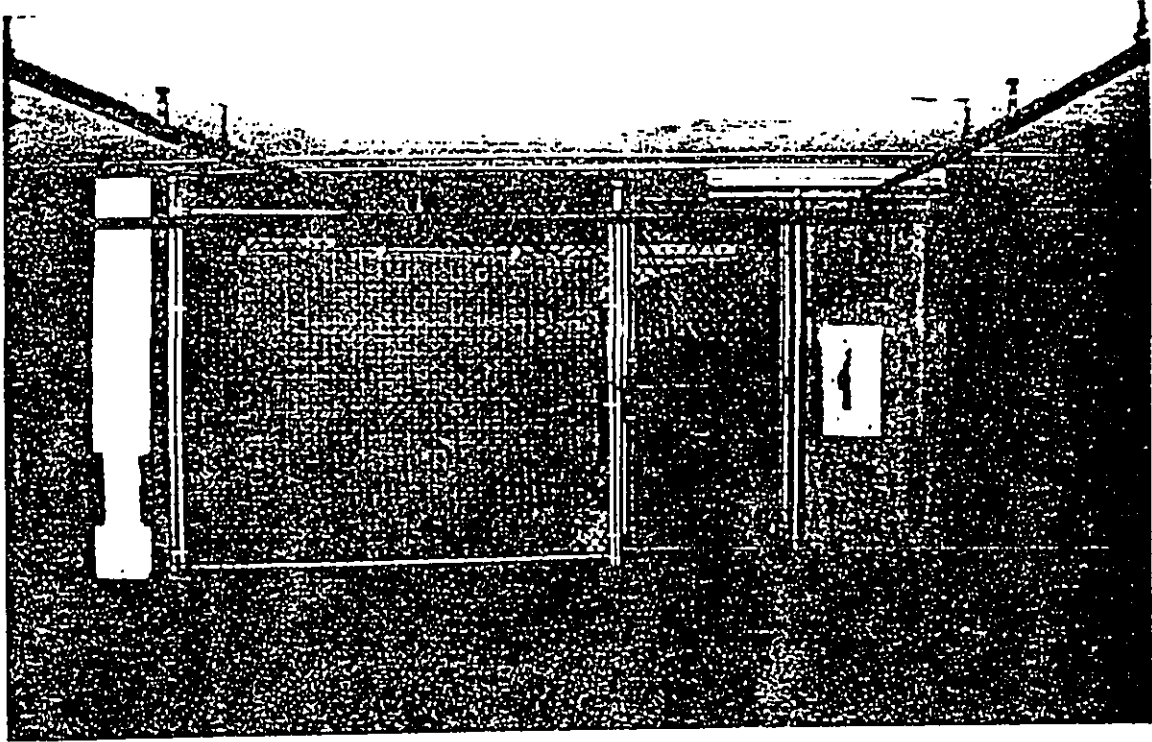
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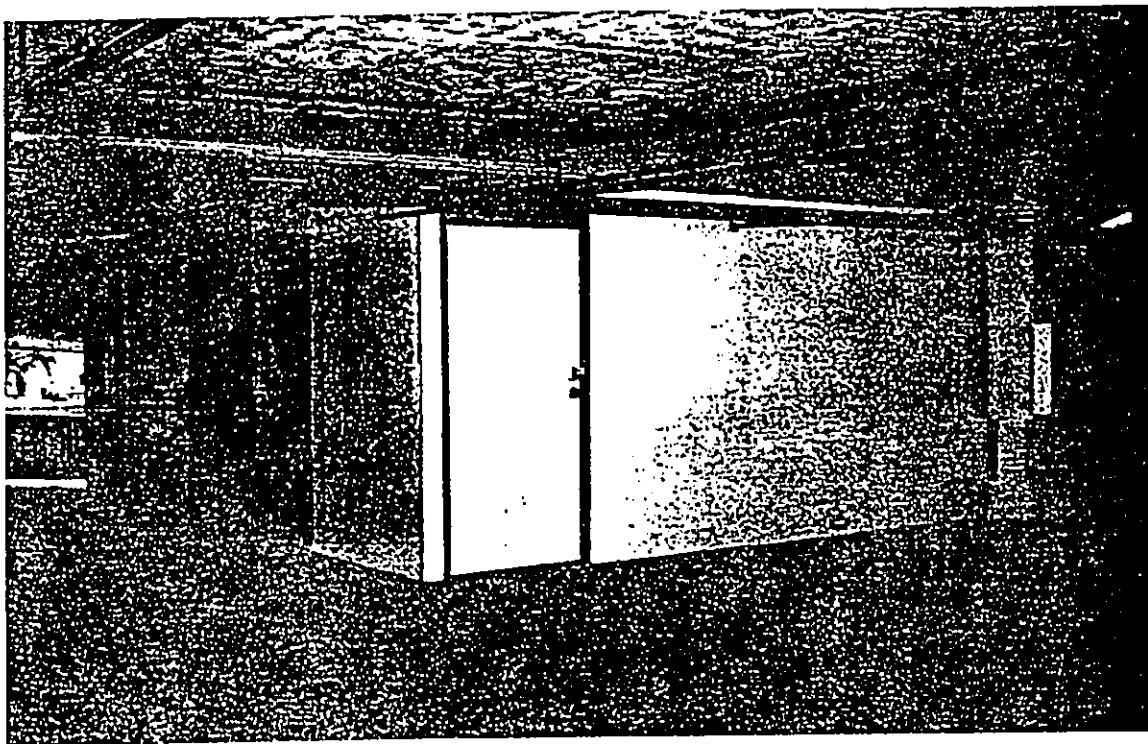
Storage 2



Storage 3



Storage 4



Storage 5

DOCUMENT CAPTURED AS RECEIVED

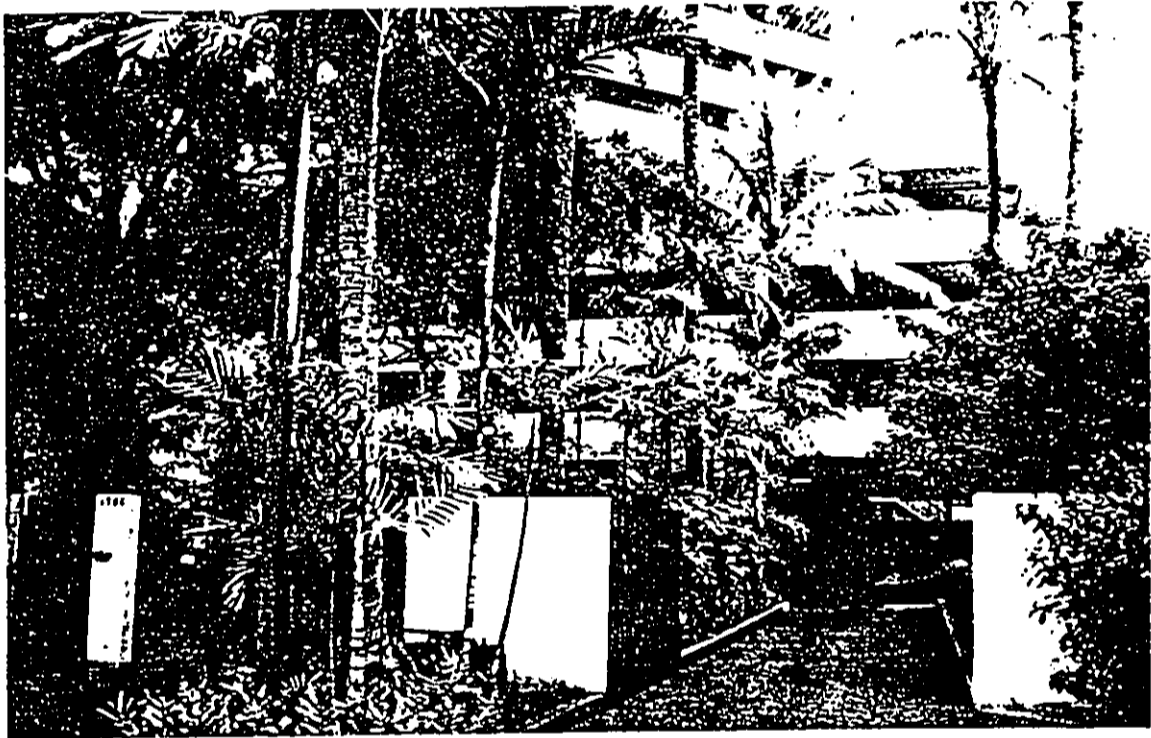


EXHIBIT "D"