

Appendix 'A'

Introduction:

This document is presented to the Central Planning Authority (“Authority”) in respect of planning application P19-0342 referred to as The Shores Hotel (“Hotel”).

The application is presented by the Applicant, Libanon Corporation; BlueCap, as business advisors; Trio Architecture, as architects; and Travers Thorp Alberga, as legal counsel.

The Applicant is seeking permission to construct a 7-storey, 129 room hotel with restaurant, pool, generator and amenities (“Application”) on a 1.99 acre site that is zoned Hotel/Tourism Zone 1.



The proposed Hotel is a 4-star business hotel located at Block 10E Parcel 65 (the “Site”) on West Bay Road between Yacht Club Drive round-about and West Bay Cemetery, at the northern end of Seven Mile Beach¹. The Hotel will be 5 mins drive from Camana Bay, 10 mins from central George Town and 15 minutes from Owen Roberts International Airport.

The purpose of this document is to outline to the Authority how the Application is:

- compliant with all criteria as outlined under the Planning Law² (“Law”) and Regulations³ (“Regulations”) - no variances are being requested;
- adheres to the objectives and strategy of The Development Plan 1997 (“Plan”);
- compliant with the requests of government agencies;
- supported by the Department of Tourism.

¹ See Appendix A for map

² Development and Planning Law (2017 Revision)

³ Development and Planning Regulations (2018 Revision)

1. About the Hotel

The Site consists of 1.99 acres of undeveloped land. It is zoned Hotel/Tourism Zone 1. Consistent with its zoning, the Application provides for hotel tourism use.

The development consists of:

- 129 x 1 bed suites, each suite of an average size of 476 sq. ft.;
- Restaurant and café of 2,016 sq. ft.;
- Kitchen of 1,370 sq. ft.;
- Grab and Go of 1,172 sq. ft.;
- Gym of 4,228 sq. ft.;
- Hotel common area of 43,067 sq. ft.

Total area of 113,933 sq. ft.

The bedrooms include king or queen beds, kitchenette, storage, office desk and workspace, TV and bathroom as illustrated below.



Illustration 1: A typical king bed suite

The Hotel is specifically designed for the business guest with specific features such as:

- Business workspace within all suites;
- 2 person occupancy per suite;
- Lap pool, recreation space and large gym;
- Multiple meeting area options;
- Grab and Go retail for quick access to food and supplies;
- Restaurant and Café options designed for business persons.

The Hotel is a 7-storey building measuring 89 ft in height to the top of roof slab.

It is designed with the latest in building technology to ensure an environmentally aware construction design delivering the most efficient use of natural resources.

Amenities on the overall site include:

- pool, deck & garden;
- lush tropical foliage;
- 110 parking spaces including taxi set-down, electric and accessible parking;
- Outdoor recreation area.

The Hotel will have an international brand such as Hilton, Marriott.

A set of computer generated renderings are provided within Appendix B to give the Authority a visual representation of the finished hotel.

2. Compliant with Law and Regulations

The Application is fully compliant with the Law and Regulations that govern the planning process and requires no variances from the Authority.

The Authority should also note that the Application falls well below the allowances as determined by the Law and the Regulations:

Criterion	Code / Permitted	Provided	Variance to Code / Permitted	Adherence to Law / Regulations
Zoning	Hotel Tourism	Hotel Tourism	No variance	Compliant
Use & Occupancy	R-1 (Hotel)	Hotel	No variance	Compliant
Density (Rooms)	129.8	129	No variance	Compliant
Building Area	347,936	113,933	68% below code	Compliant
Site Coverage	40% (34,794 sq. ft)	25% (21,777 sq. ft)	38% below code	Compliant
Building Height (Storeys)	10	7	30% below code	Compliant
Building Height (Feet)	130 ft	89 ft	32% below code	Compliant
Minimum Lot Size	21,780	86,984	No variance	Compliant
Set Backs Front Rear Side (N) Side (S)	25 ft 25 ft 20 ft 20 ft	26 ft 242 ft 24 ft 20 ft	No variance	Compliant
Car Parking	80	110	38% in excess of code	Compliant

3. Adherence to the objectives and strategy of The Development Plan 1997

The Application complies with the overall objectives and strategy of the Plan.

Plan Reference	Consideration	Provided	Adherence to the Plan
Section 3.04 (a)	Need for a Hotel	Department of Tourism (DoT) supports the need for a business hotel - no business hotel currently exists. Economic growth requires accommodation offerings for business professionals.	Compliant
Section 3.04 (b)	Quality and character of hotel	4 star international brand. Environmentally aware high end design delivering the most efficient use of natural resources. Lush landscaping with garden and recreation areas.	Compliant
Section 3.04 (c)	Mass and Scale	7 stories consistent with other buildings in the neighborhood. Height of 89 ft is 18% lower than Renaissance at approx. height (inc roof) of 109 ft.	Compliant
Section 3.04 (d)	Environmental Impact	NRA estimates minimal impact to traffic. DoE supports application. Flood management part of planning process. Turtle nest friendly lighting.	Compliant
Section 3.04 (f)	Beach Access	Nearest public beach access path is 450 ft from Hotel. Business persons hotel so minimal increase in beach traffic. Section 32 of Law specific to hotels with beach frontage.	Compliant
Section 3.04	Character of Established Area	The general locale is already operating as a commercial tourism zone with majority of properties short term rentals. Area zoned Hotel/Tourism. Hotel designed to integrate with neighborhood. DoT agrees that Hotel is suited to the area.	Compliant

Plan Reference	Consideration	Provided	Adherence to the Plan
Section 3.04	Ability of property owners to enjoy amenities of their properties and general area	Site layout considers adjacent neighbors (109 ft to closest building) and landscaping (18-22 ft height) provides buffer between properties. Pedestrian crossing and sidewalks improve safety for surrounding residents. Shadow Analysis (see Appendix D) illustrates minimal shadow impact on adjacent properties.	Compliant

3.1 Mass and Scale - Comparables

The table⁴ below is a comparable of the mass and scale of buildings within the general locale and the building as part of this Application:

Building	Storeys	Height	Estimated Total Height	Building Coverage	Gross Sq. Ft
Renaissance	7 + roof	+/- 79' + roof	+/- 109'	27%	121,729
Sea Breeze	5 + roof	+/- 56' + roof	+/- 70'	22%	41,546
Villa Royale	4 + roof	+/- 36' + roof	+/- 50'	37%	27,240
Mandalay	3 + roof	+/- 33' + roof	+/- 45'	29% ^(a)	Not available ^(b)
Commonwealth	3 + roof	Not available ^(c)	Not available ^(d)	Not available ^(e)	Not available ^(f)

The Shores Hotel	7	89' (no roof)	89'	25%	113,933
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Notes:

- a) Coverage percentage as per planning drawings, however, from the dimensioned footprint the estimated coverage is 39%.
- b) Gross sq. ft not listed in the planning drawings; estimated to be 26,665 sq. ft.
- c) Planning drawings were not available; height estimated between 30' and 33', plus roof.
- d) Planning drawings were not available; total height estimated to be between 42' and 45'.
- e) Building coverage estimated to be 24% (as per data from CIREBA).
- f) Gross square footage estimated to be 46,200 sq. ft (as per data from CIREBA).

The building as proposed within this Application is 18% lower in height, with less site coverage and less gross square feet when compared to the Renaissance which is located 530 ft from the Hotel site.

⁴ Data Source: CPA Meeting Minutes from www.planning.ky and approved plans on file at Department of Planning

The following illustration depicts The Renaissance at “entrance” to the neighbourhood. The Hotel is depicted in the background:



The following illustration shows the view from the Hotel 7th Floor balcony (at 76ft) looking south-west towards The Renaissance and The Kimpton Seafire.



In summary, when considering Mass and Scale, the Application is in line with the character of the existing developments surrounding the Site and developments within the general locale.

4. Compliant with the requests of Government Agencies

Appendix C outlines the detailed responses to all requests submitted by Government Agencies. There is no objection to the Application by any government department.

The following table provides a summary of responses provided by the Applicant to the relevant government department:

Department	Request	Adherence to Requests
Department of Environment	Flood Management Plan and Turtle Nesting friendly lighting as part of BCU and Construction Phase, to comply with all applicable codes	Compliant
Department of Environmental Health	Detailed floor and equipment plans and pool application to be provided as part of BCU, and to comply with all applicable codes.	Compliant
Fire Department	Depiction of Deep Well & Hydrants as part of BCU. Application is compliant with Fire vehicle access, truck turning radius; fire access code requests, and to comply with all applicable codes.	Compliant
NRA	Application is compliant with two-way driveway aisles width; entrance and exit curve size; sidewalk, tire stop requests. Storm water management plan as part of BCU and construction phase.	Compliant
Water Authority	Civil engineering, MEPF, Elevator & Generator / Fuel storage drawings will be provided prior to submission for permit during construction phase and shall comply with all applicable codes. Hotel to be connected to the West Bay Beach Sewerage System (WBBSS). Waste Water designed to specifications of Water Authority.	Compliant
Department of Tourism	Hotel concept and illustrations provided.	Compliant

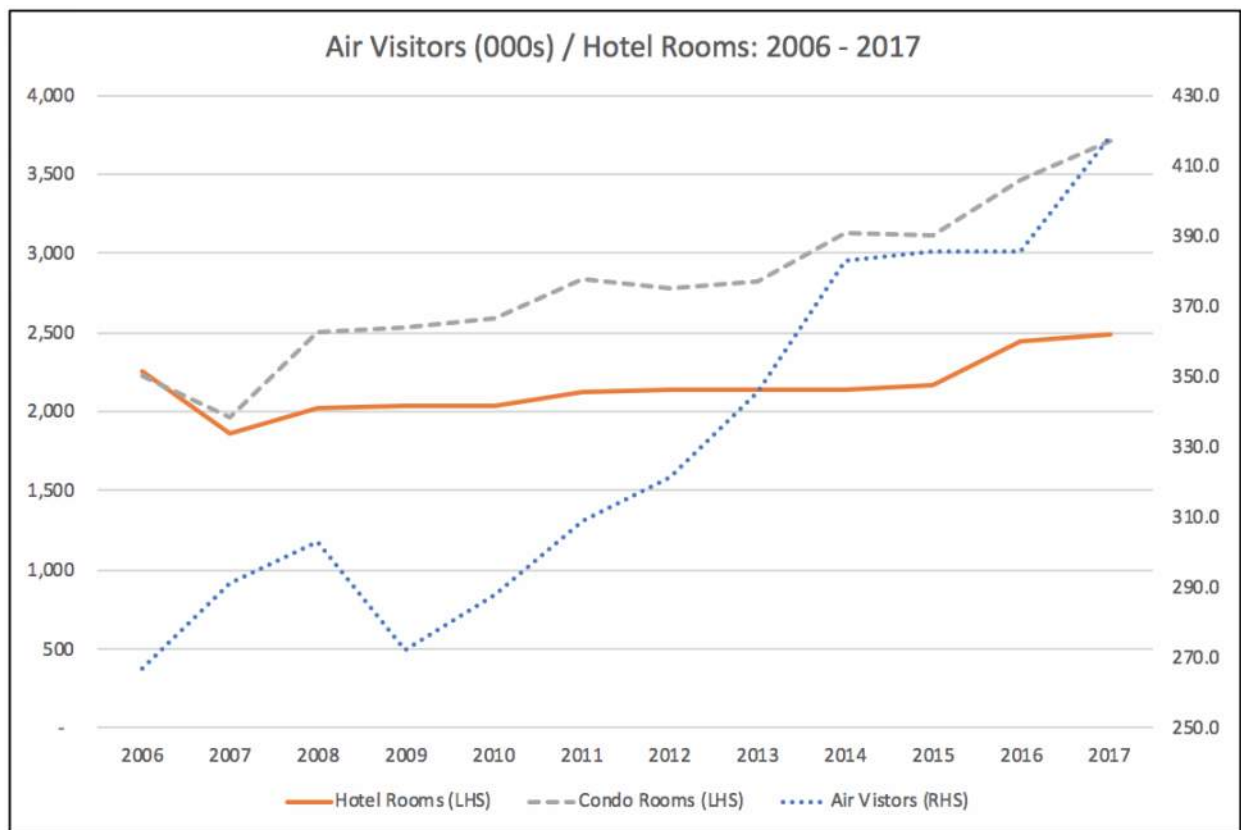
5. The Need for a Business Hotel

The Department of Tourism (“DoT”) has expressed its support for the Application stating that “The addition of a business hotel is a welcomed concept to join the world class tourism and hospitality sector that currently exists across all three of the Cayman Islands. Based on the illustrations the property is self-contained and will neatly fit into the Northern Seven Mile Beach neighbourhood”. A copy of the letter from DoT can be found in Appendix F.

In addition to the comments provided by the DoT, the following two sections outline the demand for hotel room stock, and specifically business accommodation, and also the need for a business hotel to support the economic growth of the Cayman Islands.

5.1 Hotel Room Stock

As air visitors increase, there remains a shortage of hotel rooms to meet the demand. Only one hotel, The Kimpton Seafire, has been built along the SMB Corridor since 2006 and this was in place of a pre-existing hotel. The following illustration shows Air Visitors (dotted line), Hotel Room stock (solid line) and Condo stock (dashed line) 2006 to 2017 (Source ESO Cayman):



Over the period 2006 to 2017:

- Air Visitors increased by 57% to 418k in 2017 (and by a further 12% in 2018);
- Condo stock has increased by 67%;
- Hotel Room stock has increased by 10%;
- No business accommodation has been added.

Although the Authority has recently approved applications for additional hotel room stock (Grand Hyatt and Hilton Curio), there are no current plans for the provision of business accommodation other than this Application.

5.2 Economic Growth Needs a Business Hotel

The economy of the Cayman Islands continues to grow. To sustain this growth, the economy needs to provide hotel options designed specifically for the business professional traveling to Grand Cayman to provide professional services to the industries on Island.

The Economic and Statistics Office's 2018 Q3 Economic Report, reports:

- GDP (a key measure of economic activity) to continue to expand resulting in an estimated annualized growth rate of 3.6% for 2018;
- Work Permits continue to grow with a 7.9% increase when compared to 2017 and overall employment continues to grow;
- New company registrations rose by 34.5% to 12,941 while new partnership registrations increased by 35.0% to 3,809 when compared to 2017.

Furthermore, the Economic Substance Law (2019) will require an increased level of substance to be maintained in the Cayman Islands for all companies that fall within the new regime, thus driving an increased level of business activity on the Island.

6. Conclusion

In conclusion, this document has outlined how the Application complies with the Law and Regulations and adheres to the objectives and strategy of the Development Plan.

The Mass and Scale of the Hotel is in keeping with other properties in the general locale. It is lower in height, less site coverage and less overall square feet when compared to the Renaissance, a property 530 ft from the Site.

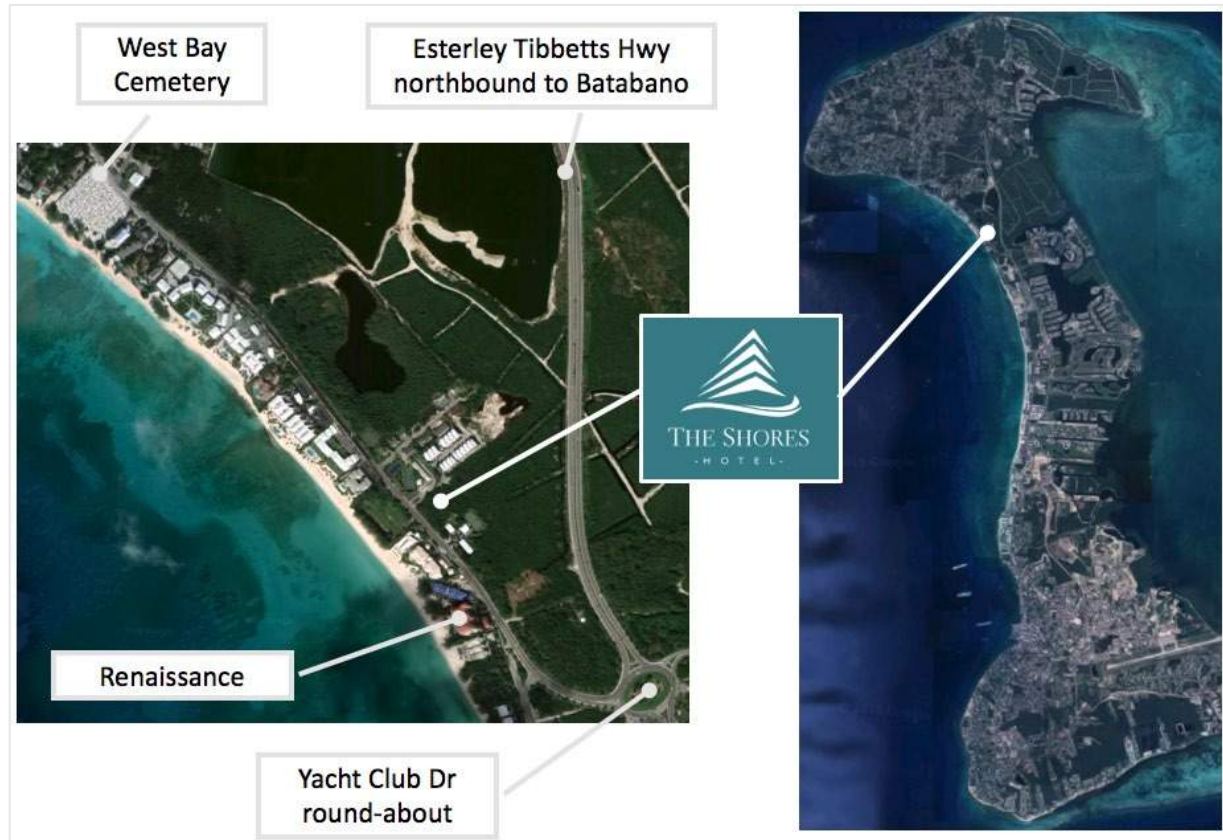
There is a need for a business hotel to support business professionals traveling to Grand Cayman and to support further economic growth within the Cayman Islands.

The Department of Tourism is in support of the Application and all government agencies' queries have been addressed.

The Applicant respectfully requests that the Authority approves the Application and, where the Authority applies conditions to the approval, the Applicant is more than willing to work with the Department of Planning and other government agencies to provide satisfactory outcomes to these same conditions.

Appendix A – Site Location and Properties in the general locale

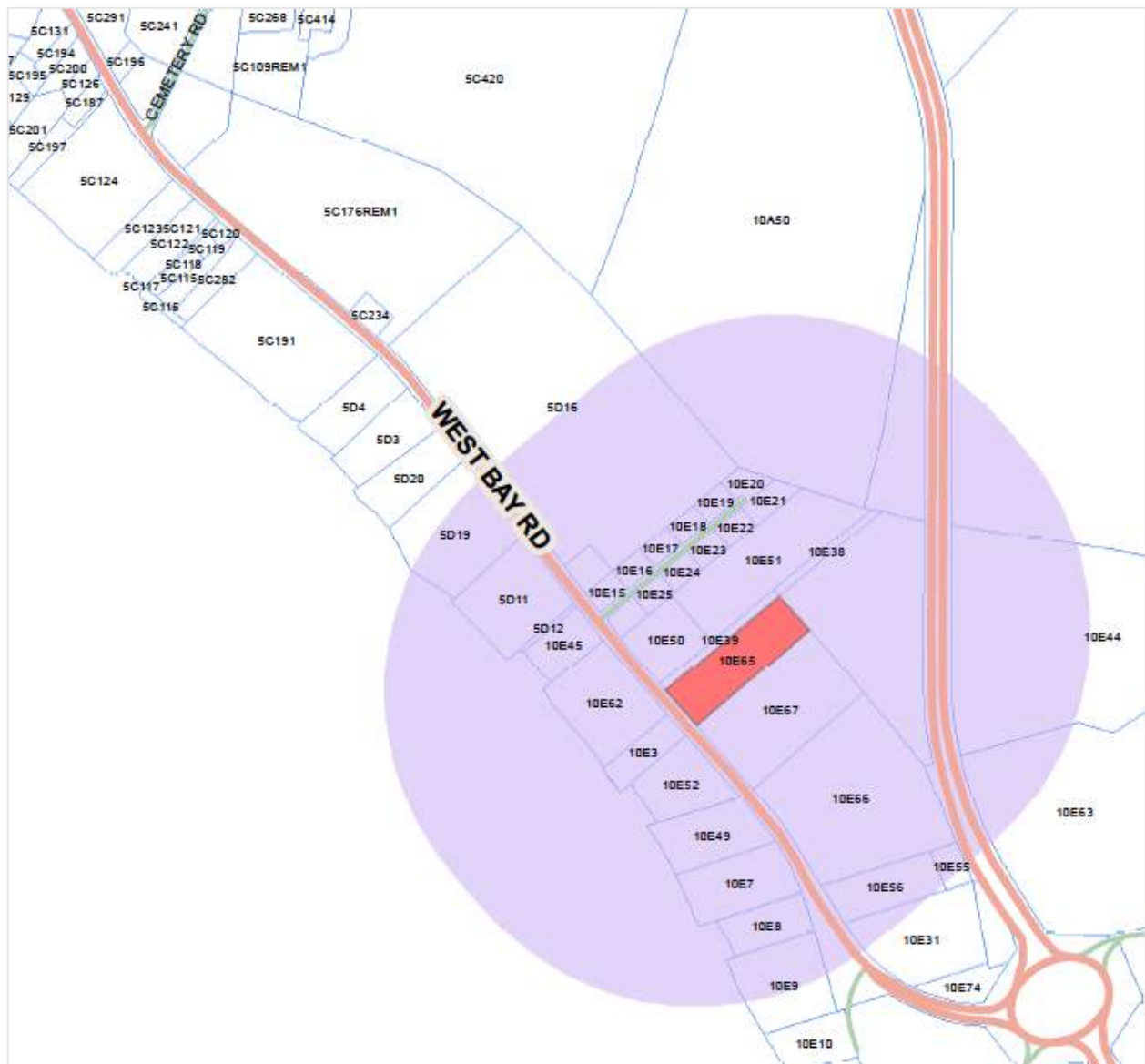
Site Location:



Properties in the General Locale:



Parcel Buffer Map (1000 ft) - 10E65 (Source: Department of Planning):



Appendix B - Renderings

See separate document titled “Shores Presentation Owners 1 May Emailed to Attendees FINAL w cover.pdf”

A video animation is also available at:

<https://www.bluecap.ky/the-shores-hotel>

Appendix C - Responses to Government Agencies Requests

See separate document titled “Trio Architecture – Agency Responses The Shores Hotel.pdf”

Appendix D – Shadow Analysis

See separate document “Shores Hotel Shadow Analysis.pdf”

Appendix E – Photographs from the General Locale



Photo C.1: London House in foreground and The Renaissance in background.



Photo C.2: London House on left and Commonwealth on right



Photo C.3: Public Beach Access Path (Block and Parcel 5D 12) - 450 ft from the Site

Appendix F - Letter from Department of Tourism

Memo To: Jessica Peacey, Planning Officer, Cayman Islands Department of Planning

From: Rosa Harris, Director of Tourism Cayman Islands Department of Tourism

Date: July 19, 2019

RE: The Shore: Record Number: P19-0342

1. Project at a Glance

The Department of Tourism has been asked to provide comments on the Planning Application for the project named The Shore located at block 10E, parcel 65 which is labelled as Hotel/Tourism.

2. Tourism Recommendations

The Department of Tourism (DOT) received the following information on the proposed development which will be located next to the Paul Howard Community Tennis Courts on West Bay Road. The Shore Hotel will be a 4-star, 129 room, affordable luxury alternative to the current hotel and condominium properties on Seven Mile Beach, Grand Cayman. The intent is to have the property model a business hotel.

The Shore will be located on West Bay Road along the northern end of Seven Mile Beach (block and parcel 10E65), 100 yards from the Seven Mile Beach, 5 mins from Camana Bay and 15 minutes from Owen Roberts International Airport.

The latest in building technology will ensure an environmentally friendly construction design delivering the most efficient use of natural resources. The Shores will have an international brand and will be locally managed.

The Cayman Islands caters predominantly to recreational stay-over visitors through our product offering of existing accommodations. Business hotels form an essential part of the Cayman Islands Room Stock. This property concept allows for a mix of primarily business focused visitors with the added benefits of an established expansive range in recreational activities to enjoy during a visit.

The Cayman Islands is a leading international business centre of excellence and attracts travellers for conferences and meetings on the platforms of technology, captive insurance, financial services and legal business matters consistently throughout the calendar year.

The addition of a business hotel is a welcomed concept to join the world class tourism and hospitality sector that currently exists across all three of the Cayman Islands. Based on the

illustrations the property is self-contained and will neatly fit into the Northern Seven Mile Beach neighbourhood.

Given the information that has been provided by the applicant, the Cayman Islands Department of Tourism has no objections to this planning application.

Sincerely,

Rosa Harris Director of Tourism

May 16, 2019
Jessica Peacey MRTPI
Department of Planning | Cayman Islands Government

Re: Response to Government agencies & summary of objections/responses for The Shore, Block 10E Parcel 65

Dear Ms. Peacey,

Below please find our response to the various Government agencies, as well as to the main points brought up in the objection letters:

DOE:

The application site is low lying and consists of tidally flooded mangrove habitat. The Department notes that the surrounding area is currently prone to flooding. With the proposed conversion of the mangrove habitat, it is essential that drainage is properly assessed. The Department, therefore, recommends the incorporation of a storm-water management plan in any grant of approval to prevent any further flooding to adjacent properties.

Applicant will provide Civil engineering drawings prior to submitting for permit, which will detail a storm-water management plan in accordance with all applicable codes. It is important to note that the proposed Hotel will have a Cistern that will collect most of the rain water falling on the property

The DoE also notes that the proposed 7-storey hotel is to be located directly across from an active turtle nesting beach. While we believe that the existing Mandalay condo building and the existing vegetation on the empty lot across the road will be enough to block the proposed hotel's lighting being visible from the beach and causing a sea turtle misorientation, the applicant should be mindful that they are located across from an active turtle nesting beach when designing lighting for the proposed 7-storey hotel. Although we are not requesting turtle-friendly lighting for this property at this time, we ask that the applicant does not include any floodlights or spotlights which are directed towards the turtle nesting beach.

A lighting consultant will be contracted during the Construction Document phase to ensure turtle friendly lighting will be implemented throughout the Ocean facing facade

USA

17100 Collins Ave. Ste. 220
Sunny Isles Beach, FL 33160
1.305.940.0555

CAYMAN ISLANDS

6104 Forum Lane
Camana Bay, Grand Cayman
1.345.525.0777

DEH:

1. Detailed floor plan for the restaurant.
2. Detailed floor plan for the bar.
3. Equipment schedule for both restaurant and bar.
4. Detailed drawing of the commercial kitchen hood, including the specifications.
5. A pool application prior to construction of the pool.

As standard procedure, the applicant will provide Pool drawings and calculations, as well as MEPF engineering drawings, equipment schedule & specifications at the Construction Document phase, and will present it to the DEH prior to submitting for permit

Fire Department:

Even though the Fire Department did not submit their comments directly to planning, I met with Fire Safety Inspector/Plans Examiner Mr. James Bodden on Wednesday, May 1st to review the Project. Mr. Bodden expressed no concerns about the project, and requested confirmation that the driveway canopy had a minimum of 15' clearance, which it has, and that we indicate fire hydrants locations around the property prior to BCU submission, which the applicant will include

NRA:

Based on these estimates, the impact of the proposed development onto West Bay Road is considered to be minimal.

Two-way driveway aisles shall be a minimum of twenty-four (22) ft wide. **Complies**

Entrance and exit curves shall have no less than fifteen (15) feet radius curves, and have a width of twenty-four (24) ft. **Complies**

A six (6) foot sidewalk shall be constructed on West Bay Road and the access road , within the property boundary, to NRA standards. **Complies. Civil engineering drawings to be submitted prior to submitting for permit**

Tire stops (if used) shall be place in parking spaces such that the length of the parking space is not reduced below the sixteen (16) feet minimum. **Complies. Additionally, we are proposing 18'-0" long spaces in lieu of the required 16'-0"**

Additionally, the developer has engaged in conversations with the Government to review the possibility to add a turning center line.

Stormwater Management

The applicant is encouraged to implement state-of-the-art techniques that manage stormwater runoff **within the subject parcel** and retain existing drainage characteristics of the site as much as is feasible through innovative design and use of alternative construction techniques. However, it is critical that the development be designed so that post-development stormwater runoff **is no worse than** pre-development runoff. To that effect, the following requirements should be observed:

- The applicant shall demonstrate, prior to the issuance of any Building Permits, that the Stormwater Management system is designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties and/or nearby roads are not subject to stormwater runoff from the subject site.
- The stormwater management plan shall include spot levels (existing and finished levels) with details of the overall runoff scheme. Please have applicant provide this information prior to the issuance of a building permit.
- Construct a gentle 'hump' at the entrance/exit (along the entire width of each driveway) in order to prevent stormwater runoff from and onto West Bay Road. Suggested dimensions of the 'hump' would be a width of 6 feet and a height of 2-4 inches. Trench drains often are not desirable.
- Curbing is required for the parking areas to control stormwater runoff.
- Roof water runoff should not drain freely over the parking area or onto surrounding property. Note that unconnected downspouts are not acceptable. We recommend piped connection to catch basins or alternative stormwater detention devices. If catch basins are to be networked, please have applicant to provide locations of such wells along with details of depth and diameter prior to the issuance of any Building Permits.

At the inspection stage for obtaining a Certificate of Occupancy, the applicant shall demonstrate that the installed system will perform to the standard given. The National Roads Authority wishes to bring to the attention of the Planning Department that non-compliance with the above-noted stormwater requirements would cause a road encroachment under Section 16 (g) of The Roads Law (2005 Revision). For the purpose of this Law, Section 16(g) defines encroachment on a road as

"any artificial canal, conduit, pipe or raised structure from which any water or other liquid escapes on to any road which would not but for the existence of such canal, conduit, pipe or raised structure have done so, whether or not such canal, conduit, pipe or raised structure adjoins the said road;"

Applicant will provide Civil engineering drawings prior to submitting for permit, which will detail a storm-water management plan in accordance with all applicable codes. It is important to note that the proposed Hotel will have a Cistern that will collect most of the rain water falling on the property

Water Authority:

Wastewater Treatment:

The development shall be connected to the West Bay Beach Sewerage System (WBBSS).

- The developer shall notify the Water Authority's Engineering Services at 949-2387 ext. 3000 as soon as possible to ensure that:
- the site-specific connection requirements are relayed to the developer,
- any existing sewerage appurtenances on the property can be clearly marked to prevent damage (for which the developer would be held responsible), and
- the Authority can make arrangements necessary for connection such as ordering materials, scheduling, pipe installation, etc.

The Authority will not be responsible for delays due to insufficient notice from the developer.

- The developer shall be responsible for providing the site-specific sewerage infrastructure required for connection to the WBBSS. The site's wastewater infrastructure shall be designed and installed to the Authority's specifications. Copies of the Authority's specifications are available at the Water Authority's office on Red Gate Road, or the web:

http://www.waterauthority.ky/upimages/pagebox/Guidelines-Sewer_1425464500_1426308023.pdf

- The developer shall submit plans for the infrastructure to the Authority for approval.
- The Authority shall make the final connection to the WBBSS, the cost of which shall be borne by the developer.
- A grease interceptor with a minimum capacity of 2,000 US gallons is required to pre-treat flows from kitchen fixtures and equipment with grease-laden waste; e.g., pot sinks, pre-rinse sinks; dishwashers, soup kettles or similar devices; and floor drains. The outlet of the grease interceptor shall be plumbed to the sanitary sewage line leading to the WBBSS.

Elevator Installation:

Hydraulic elevators are required to have an approved pump with oil-sensing shut off installed in the sump pit. Specifications shall be sent to the Water Authority at developmentcontrol@waterauthority.ky for review and approval.

Generator and fuel storage tank(s) installation:

In the event underground fuel storage tanks (USTs) are used the Authority requires the developer to install monitoring wells for the USTs. The exact number and location(s) of the monitoring wells will be determined by the Authority upon receipt of a detailed site

plan showing location of the UST(s), associated piping, and dispensers. The monitoring wells shall comply with the standard detail of the Water Authority. All wells shall be accessible for inspection by the Authority.

In the event above ground fuel storage tanks (ASTs) are used, monitoring wells will not be required.

Water Supply:

Please be advised that the proposed development site is located within the Cayman Water Company's (CWC) Water Authority's piped water supply area.

- The developer is required to notify the CWC without delay, to be advised of the site-specific requirements for connection.
- The developer shall provide water supply infrastructure per CWC's specification and under CWC's supervision.

Applicant will provide Civil engineering, MEPP, Elevator & Generator/Fuel storage drawings prior to submitting for permit, to comply with all the above requirements.

DOT:

Please see below memo from Ms. Rosa Harris to the Planning Department:

*To: Jessica Peacey, Planning Officer,
Cayman Islands Department of Planning*

*From: Rosa Harris, Director of Tourism
Cayman Islands Department of Tourism*

Date: July 19, 2019

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Sincerely,

*Rosa Harris
Director of Tourism*

If you have any questions or comments, please contact me at mike@trio-design.net.

Sincerely,

Mike Stroh
Principal

The Shores Hotel

The contents within this document were presented at an information meeting on Wednesday 1st May at the Kimpton Seafire Hotel, Grand Cayman, for property owners and residents in the general locale of 10E65.

This document is for illustrative purposes only and provided in good faith. For the avoidance of doubt, this document does not form part of a planning application

All enquires should be sent to Eamon Wilson at eamon.wilson@bluecap.ky or Mike Stroh at mike@trio-design.net



THE SHORES
- H O T E L -

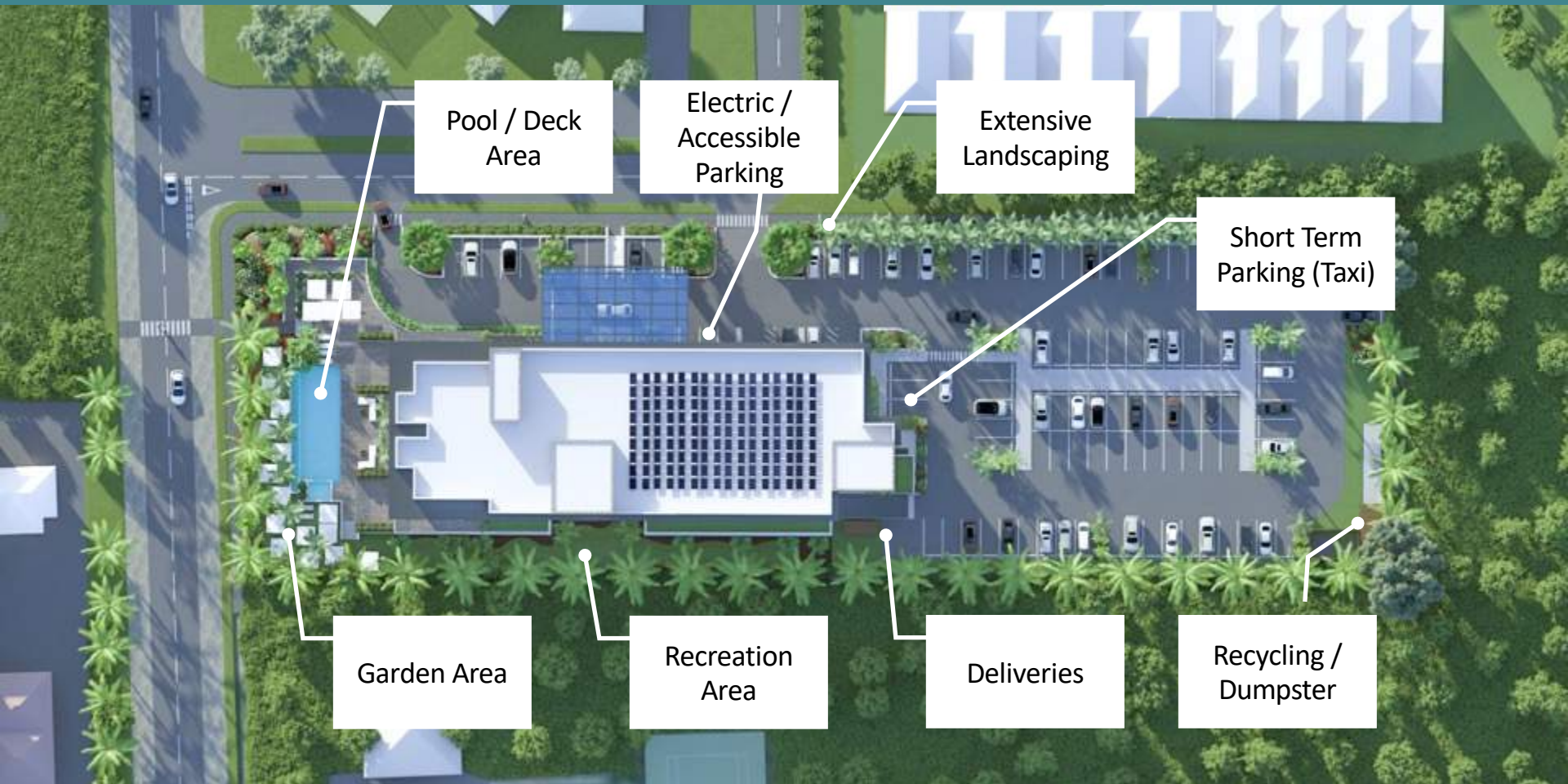
Images for illustrative purposes only

The Shores Hotel

- Business hotel; not a resort hotel
- Well known international brand
- 7 stories, 89 ft
- 129 x 1 bed suites
- Environmentally aware design
- Extensive landscaping with pool, deck and garden
- Restaurant and gym
- 110 parking spaces



Images for illustrative purposes only



Pool / Deck
Area

Electric /
Accessible
Parking

Extensive
Landscaping

Short Term
Parking (Taxi)

Garden Area

Recreation
Area

Deliveries

Recycling /
Dumpster



Images for illustrative purposes only



Breezeway
with vertical
gardens

Lobby
Entrance
Design

Pedestrian
Crossings /
Yield

Breezeway

Balconies
with plants /
glass

Gym with
Terrace



Images for illustrative purposes only



Wood
Veneer

Stone Veneer

White stucco
with scoring
lines

Pool / Deck /
Garden



Questions?



THE SHORES
- H O T E L -

Images for illustrative purposes only



Renderings
on display
at meeting



THE SHORES
- H O T E L -

Images for illustrative purposes only



Images for illustrative purposes only



Images for illustrative purposes only



Images for illustrative purposes only

Note: Villa Royale building extends West to this point ->



Images for illustrative purposes only



Images for illustrative purposes only



Images for illustrative purposes only



Images for illustrative purposes only



Images for illustrative purposes only

A 3D architectural rendering of a modern, multi-story hotel building with a glass and stone facade, featuring balconies and a landscaped courtyard with palm trees and a parking area. The scene is set under a blue sky with scattered clouds.

Sun Analysis

Caribbean 3D Design
Richard de Ath



THE SHORES
- H O T E L -

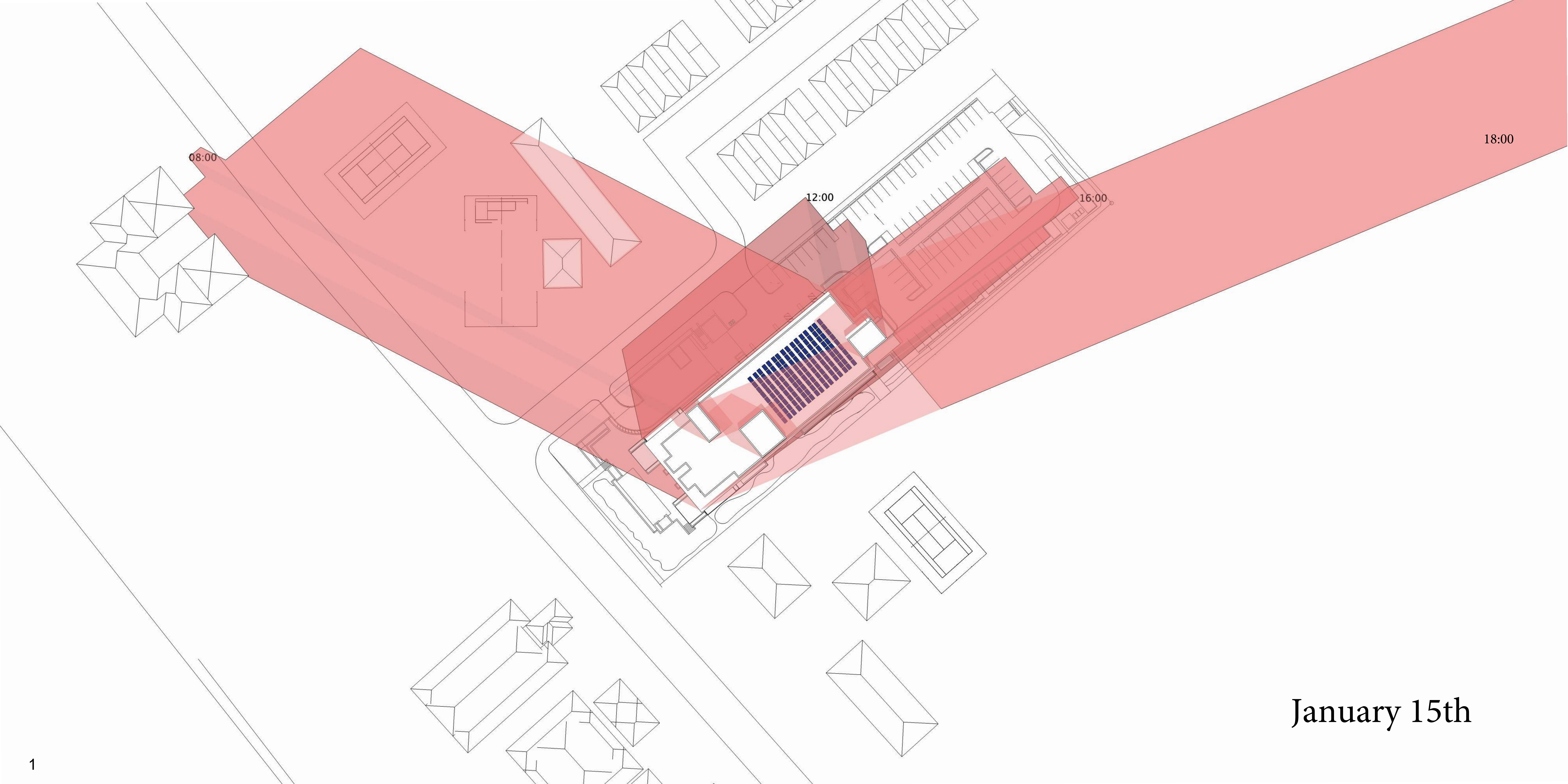
Images for illustrative purposes only

The Shores Hotel

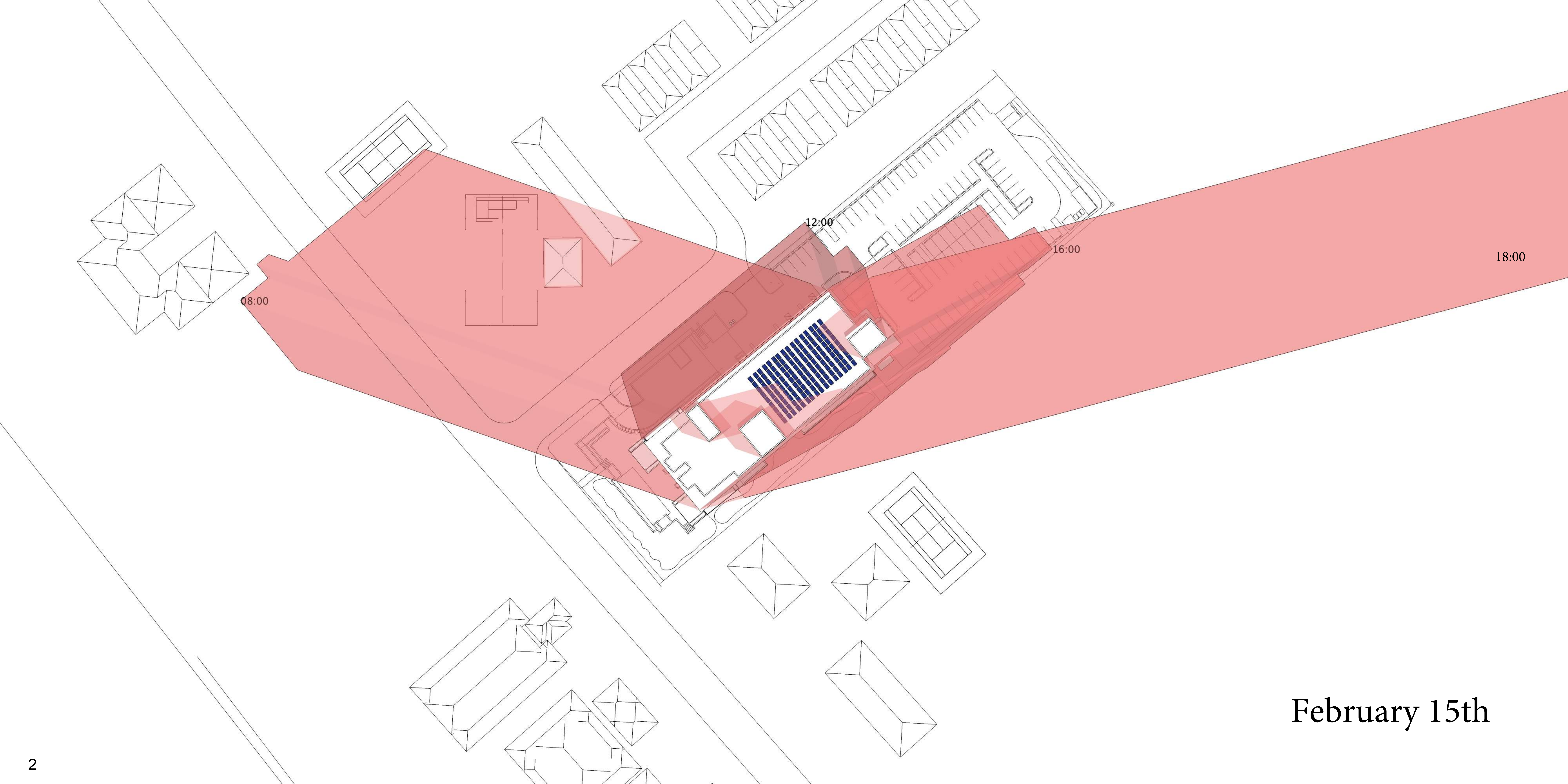
The Sun Analysis illustrates shadow on adjacent properties to the site on the 15th day of each month throughout the year.

Each illustration shows shadow at four separate time periods during the day: 08:00 hours; 12:00; 16:00 and 18:00.

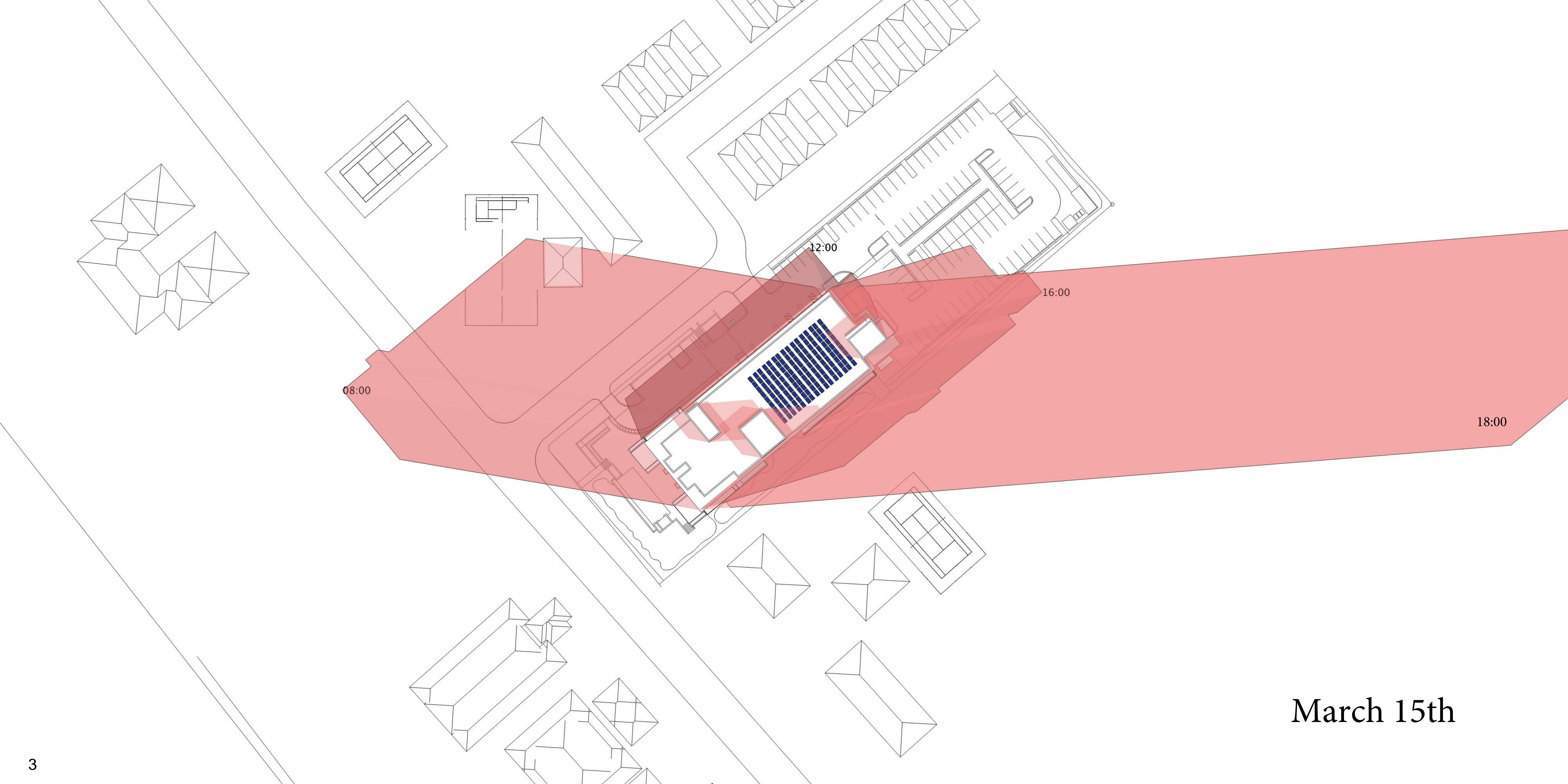
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January 15th



February 15th



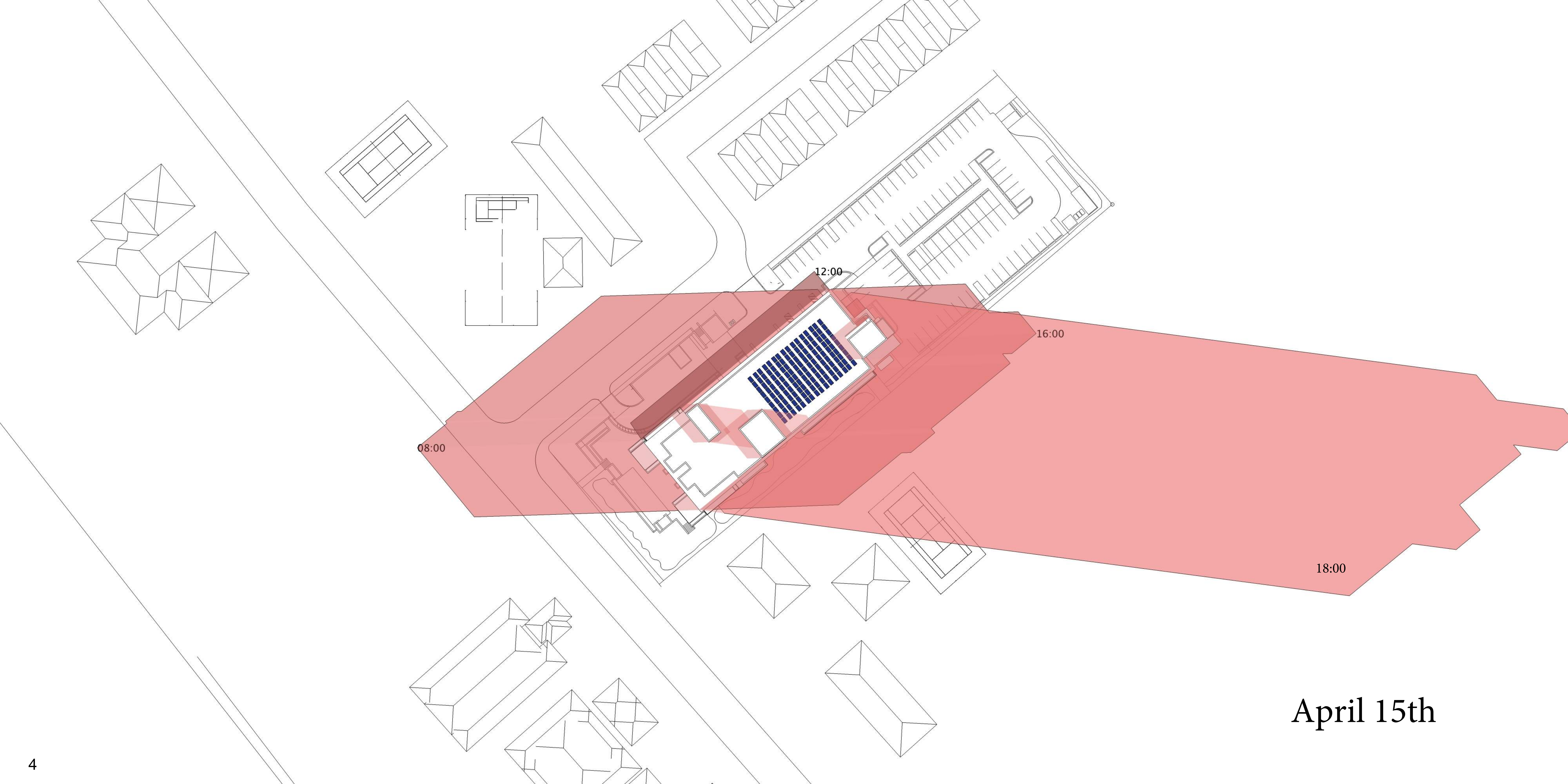
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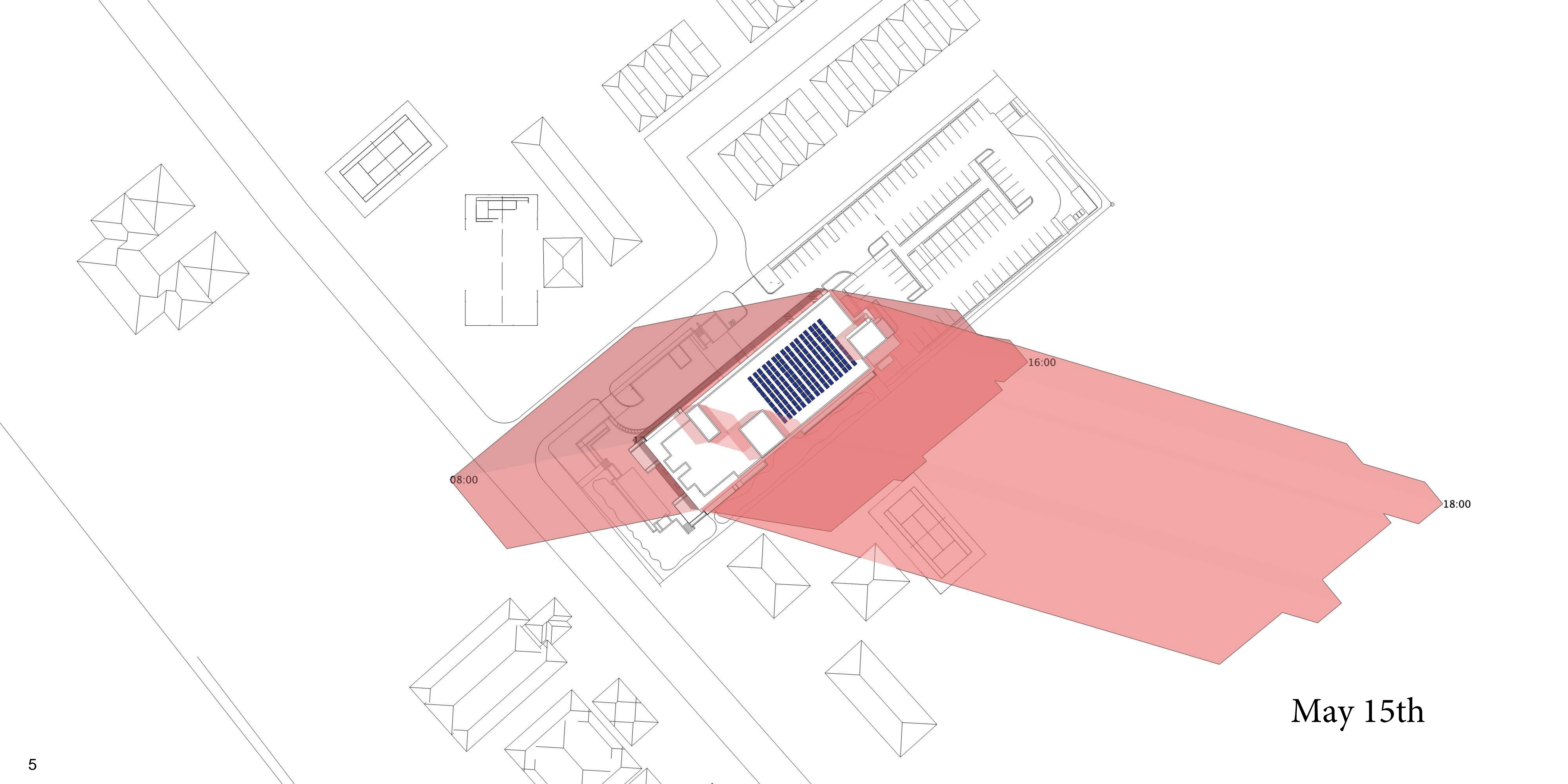
12:00

08:00

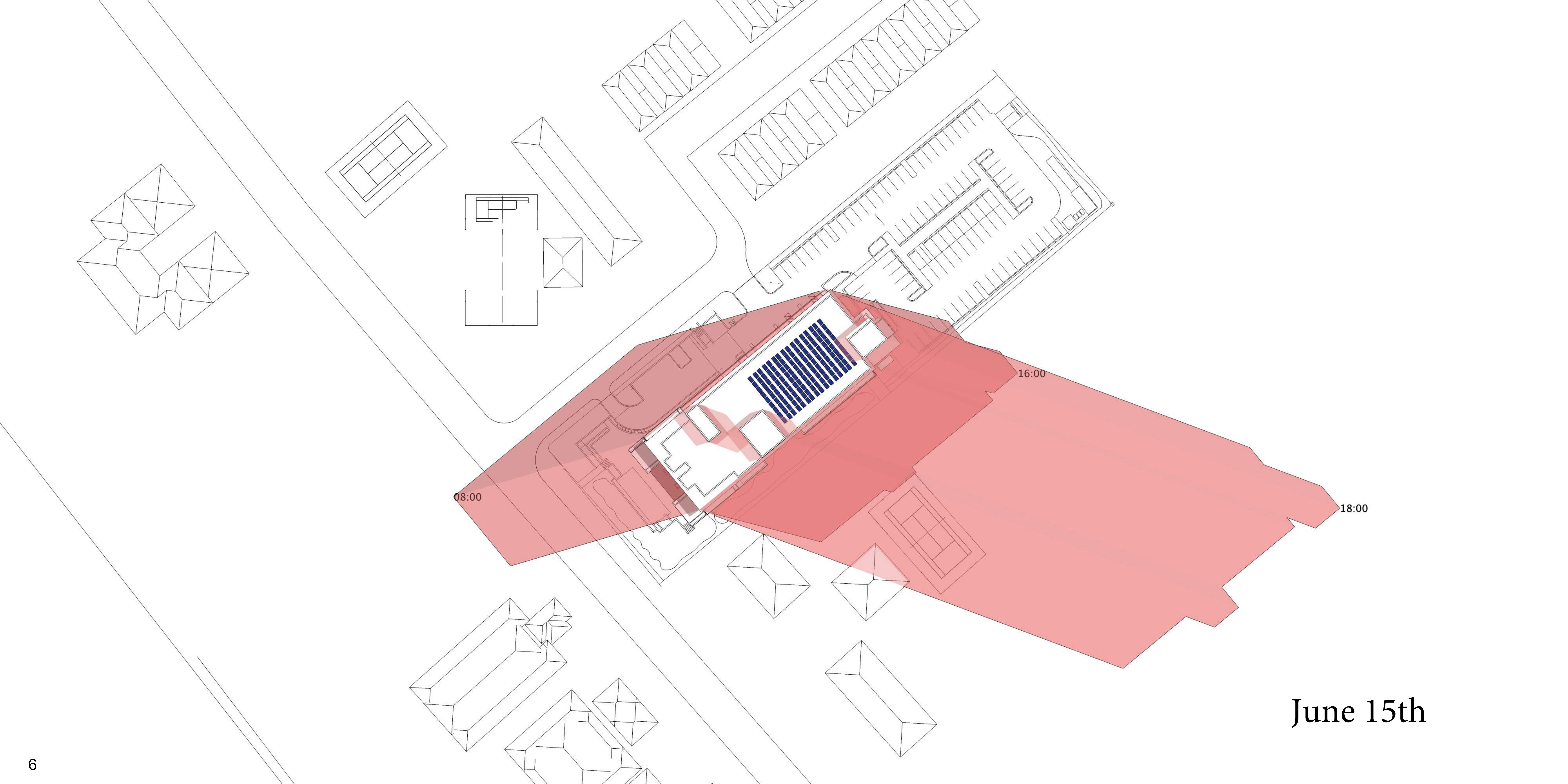
March 15th



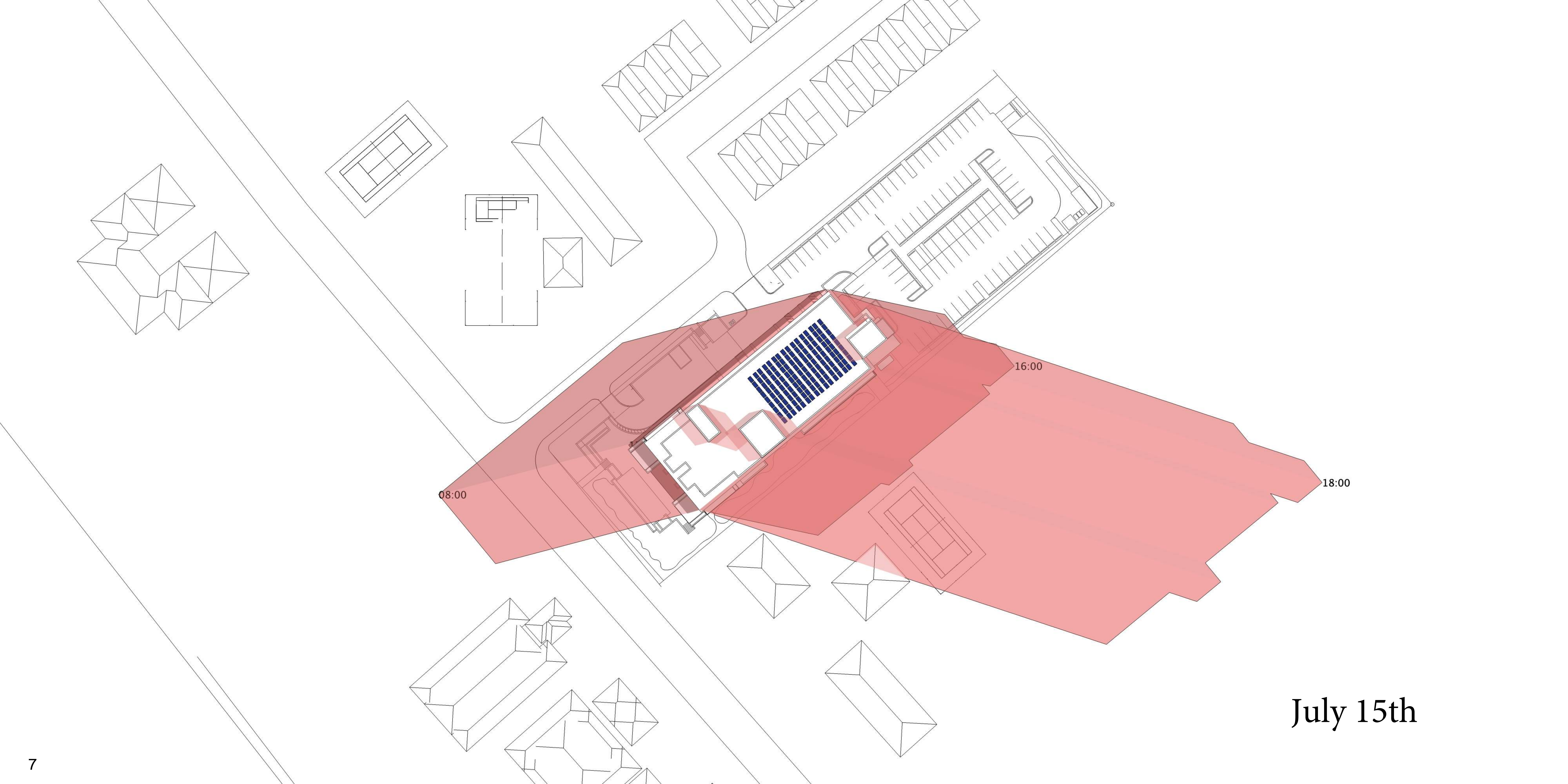
April 15th



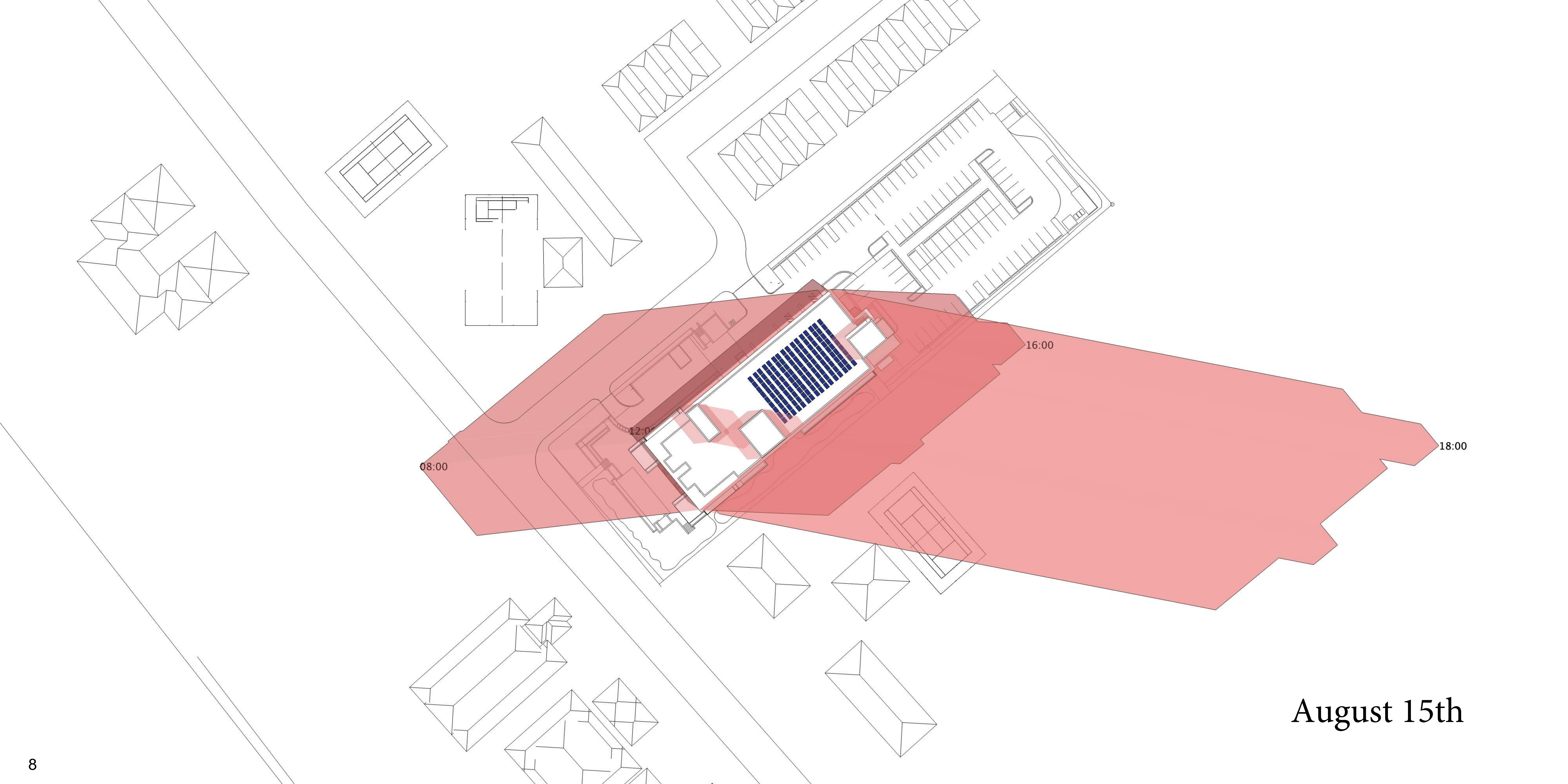
May 15th



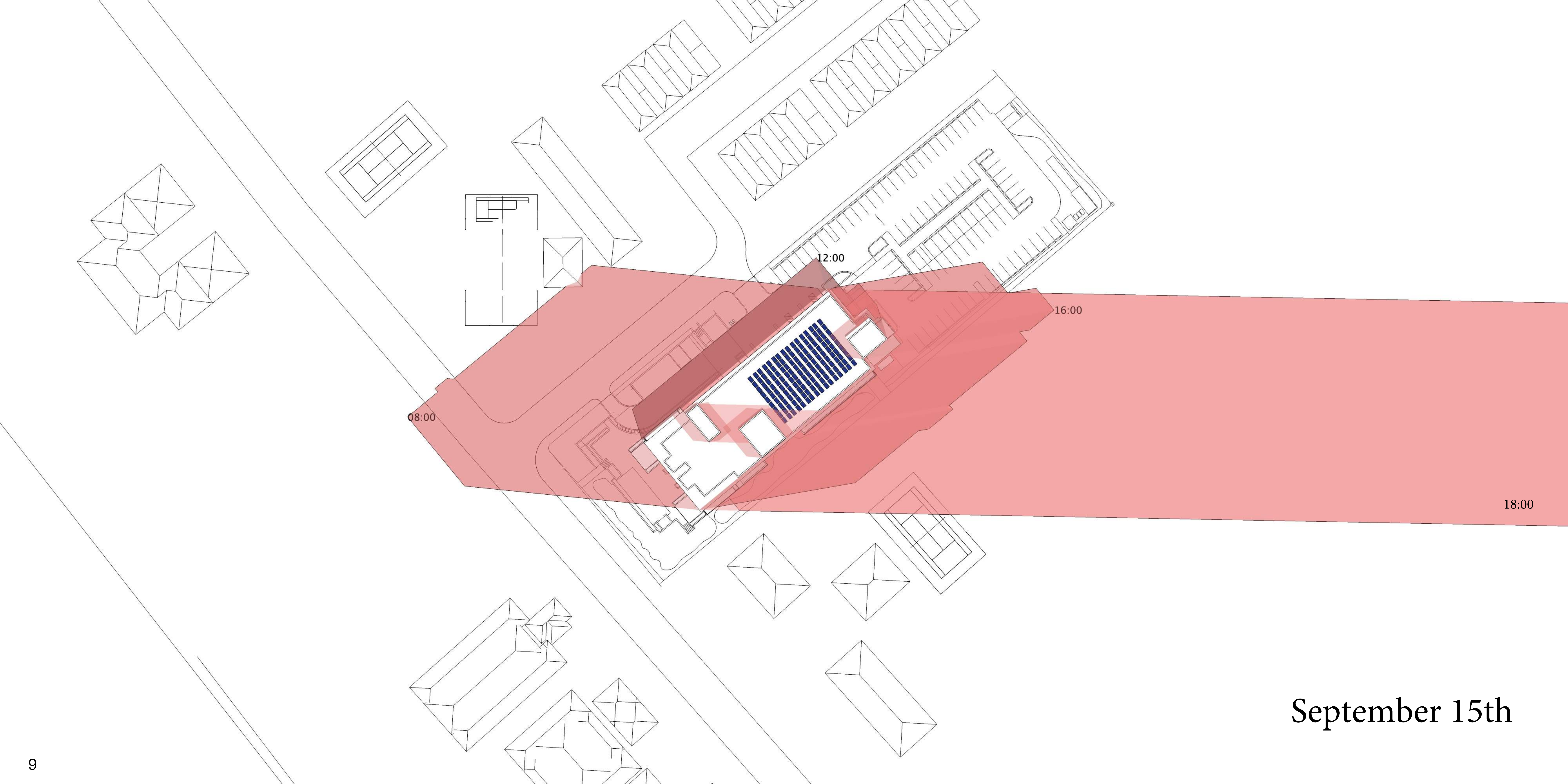
June 15th

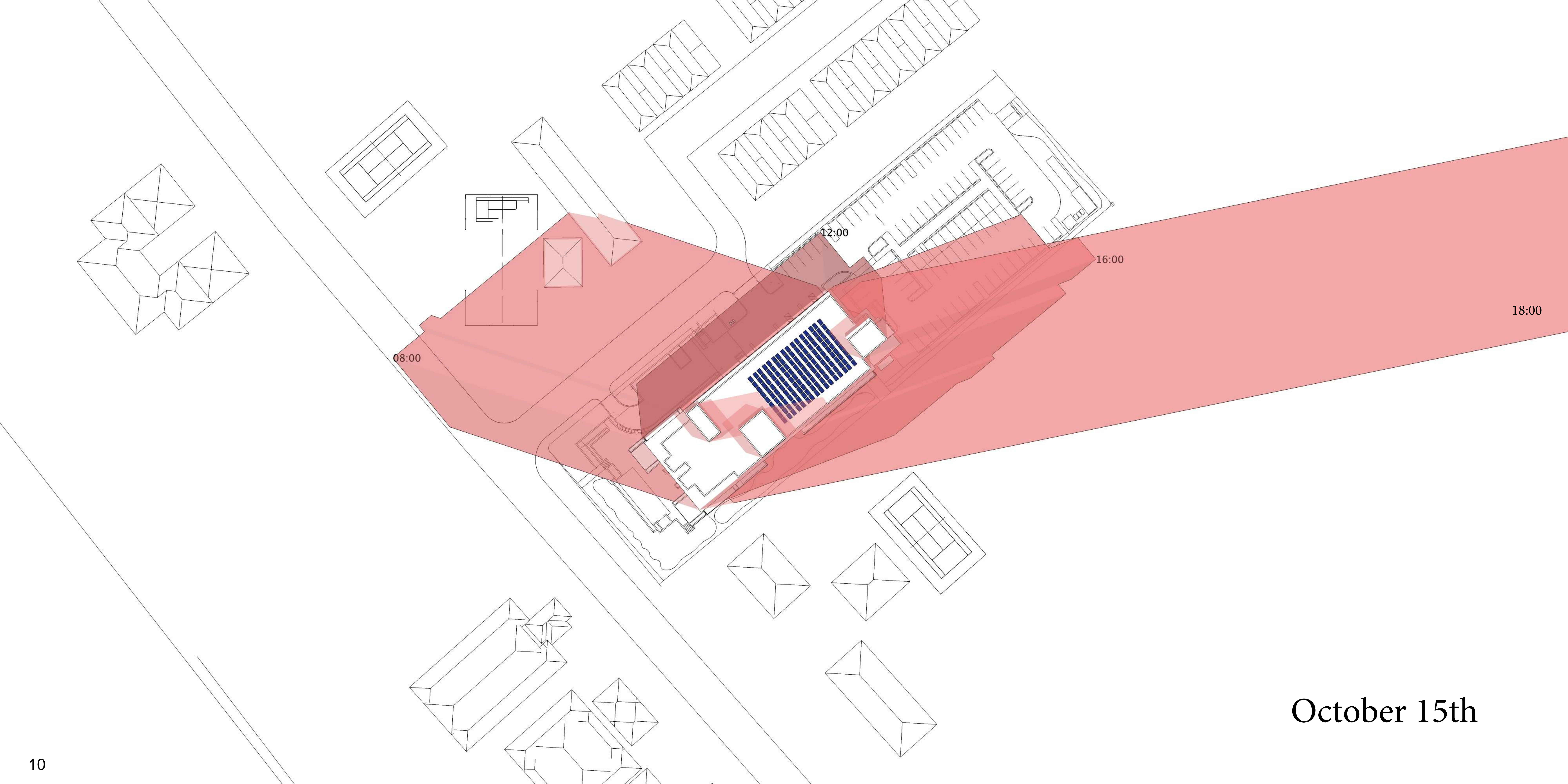


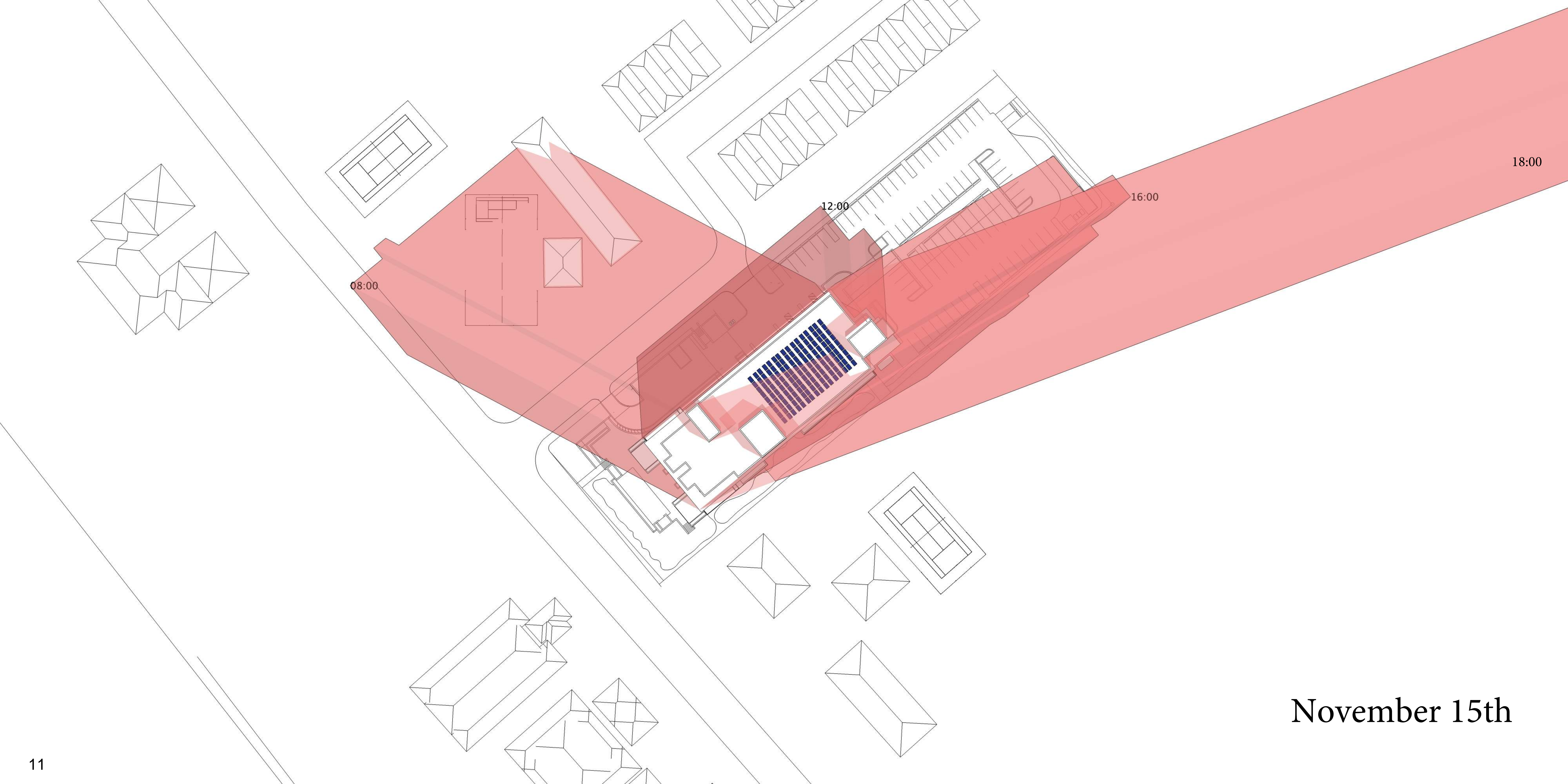
July 15th



August 15th







08:00

12:00

16:00

18:00

November 15th

