



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-23

RESOLUTION

APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT (IPD-T) PROJECT FOR THE CHINATOWN HOTEL DEVELOPMENT.

WHEREAS, on October 26, 2023, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2023/PDP-1) of Ikenakea Hokele LLC (herein referred to as the "Applicant") for an IPD-T Permit to redevelop 44,410 square (sq.) feet (ft.) of land with a mixed-use development project in the Downtown Neighborhood Transit Oriented Development (TOD) Plan Area on land zoned BMX-4 Central Business Mixed-Use District (BMX-3 District), located at 128 North Nimitz Highway, and identified as Tax Map Key(s) 1-7-002: 013, 023, and 050 (herein referred to as the "Project"); and

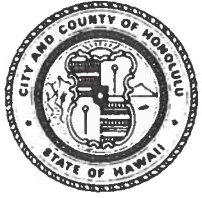
WHEREAS, the Project will include the demolition of the existing commercial parking lot and the development of a new hotel tower, with a maximum height of 200 feet, which includes 240 hotel units, 124 parking spaces, a lobby with sky terrace, and roof top with a restaurant/bar, outdoor terrace, and swimming pool; and the renovation of an existing historic warehouse, with about 4,000 sq. ft. of ground floor restaurant/café space, 4,000 sq. ft. of meeting space, and almost 4,000 sq. ft. of recreational roof deck; and

WHEREAS, on December 12, 2023 the DPP held a Public Hearing which was attended by the Agent, Applicant and its representatives, City staff, and approximately 16 members of the public; with four of them providing testimony; and

WHEREAS, on _____, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines established in the Revised Ordinances of Honolulu ("ROH"), Sections 21-2.110-2 and 21-9.100-5, completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication _____ (2024); and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits A, B-1, B-2, and C-1 through C-16, and is further described in Departmental Communication _____ (2024), all of which are incorporated herein by this reference; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on _____, and having duly considered the matter, desires to approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,



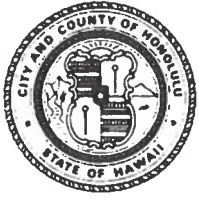
HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-23

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that the conceptual plan for the IPD-T Project is partially approved under the following conditions, subject to the following conditions:

- A. After City Council approval of the IPD-T Permit for the Project, the Applicant shall submit to the DPP for review and approval, an application for a Major Special District (SD) Permit, including detailed plans and drawings of the Project.
- B. The maximum Floor Area Ratio for the Project is 6.82.
- C. The maximum height of the Project is 200 ft. Rooftop structures must conform to ROH Section 21-4.60(c).
- D. The Project may encroach 5.083 ft. into the BMX-4 District height setback along Nimitz Highway.
- E. The Project may provide one less loading space than is required.
- F. The Project may exceed, waive, or modify the Chinatown SD Makai Precinct development standards identified under ROH Section 21-9.60-11 as follows:
 - 1. The Project may exceed the height limit identified under ROH Section 21-9.60-11(a)(1)(Exhibit 21-9.9).
 - 2. The Project may fully encroach into the height setback as detailed under ROH Section 21-9.60-11(a)(2).
 - 3. The Project may modify ROH Section 21-9.60-11(b)(3) requiring parking structures fronting Nimitz Highway to have planter boxes along the length of the façade on all floors to allow instead allow a decorative metal screen, provided that the final design of the parking screening includes a decorative architectural element. Updated plans shall be submitted for review and approval during the Major SD Permit showcasing the final design.
 - 4. Only portions of the Project above 80 ft. may encroach into the 10-ft. required yard along Nimitz Highway.
- G. The following community benefits must be provided:

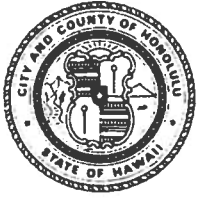


HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-23

RESOLUTION

1. A monetary contribution of \$704,600 to the City for use to construct Phase 2 of the Kekaulike Street Multimodal Improvement Project, or to fund other transportation improvements in the Chinatown Station Area consistent with the Downtown Neighborhood TOD Plan. The funds are to be provided one year after the issuance of the hotel's Certificate of Occupancy ("CO").
2. A minimum of 10 car-share parking spaces and vehicles must be provided on the site. The car-share spaces must be publicly accessible at all times and not limited to use by hotel guests of the Project. Adequate wayfinding signage must be provided to direct the public to the car-share spaces. The spaces must be provided to obtain the hotel's CO.
3. A bikeshare station capable of holding at least 15 bicycles that is conveniently located onsite and publicly accessible. The bikeshare station may not be located in the required front yard along Nimitz Highway. Prior to issuance of the hotel's CO, evidence of an agreement with a City-approved bikeshare program shall be submitted to the DPP.
4. Enhancement of the King Street bus stop (Stop No. 997) by providing five new bus stop seating units that meet Department of Transportation Services (DTS) requirements, and an additional \$52,000 of improvements as valued by the DTS to other bus stops in the Chinatown area. These improvements must be provided prior to the issuance of a building permit.
5. A monetary contribution of \$2,809,400 to the City's Affordable Housing Fund must be provided within two years of obtaining the hotel's CO.
6. The construction, operation, maintenance, and management of an off-site improvement to provide a public pedestrian connection from Maunakea Street to North King Street that operates as a dining alley and public gathering space. The Applicant must provide a public access easement from Maunakea Street to North King Street to ensure that it remains publicly accessible. During the review of the Major SD Permit, the Applicant must provide a detailed design focused on creating a unique open space that is safe, accessible, and reflective of the surrounding area's architecture and character. Details regarding the building materials, colors, textures, and signage must be provided. The Applicant must provide proof of obtaining a 30-year ground lease prior to the issuance of the hotel's CO.

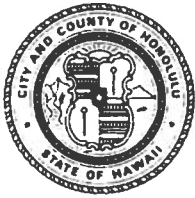


HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-23

RESOLUTION

- H. The application for the Major SD Permit must include updated plans and documents showing the following:
1. Ground floor design and layout that minimizes conflicts between pedestrians and loading vehicles, especially along Nimitz Highway and Gravier Lane, through the use of signage, marked pedestrian paths, lighting, or safety infrastructure;
 2. Bike parking and bikeshare station details;
 3. The required minimum bicycle parking for all uses onsite;
 4. Tentative approval from the State of Hawai'i Department of Transportation Services (HDOT) regarding access points, porte-cochere operations, mechanical parking operations, and loading and maneuvering which may affect Nimitz Highway;
 5. Loading vehicle turning templates; and
 6. An explanation as to how the car-sharing spaces will be made publicly accessible and operate with valet services.
- I. Prior to the issuance of any construction plans or building permits, the Applicant must continue to prepare an Archaeological Inventory Survey (AIS) in consultation with the State of Hawai'i Historic Preservations Division (SHPD) and commit to mitigation and protocols of all cultural resources, including any iwi, if identified on site. The AIS shall be conducted by a qualified archaeologist in order to adequately identify and document any archaeological historic properties that may be present, to assess their significance, to determine the potential impacts of this Project on any identified archaeological historic properties, and to identify and ensure appropriate mitigation is implemented. Upon the DPP receiving SHPD's written concurrence that the AIS has been accepted, the permit issuance process may continue, provided that any SHPD-required actions or mitigation measures must be incorporated into the Project and clearly stated under "Environmental Notes" on all Project construction plans and building permit plans.
- J. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until SHPD is able to



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

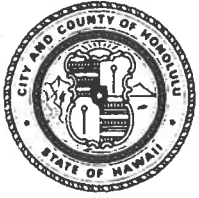
No. 24-23

RESOLUTION

assess the impact and make further recommendations for mitigative activity. This requirement must be clearly stated under "Environmental Notes" on all Project construction plans and building permit plans for the proposed Project.

K. Prior to approval of a building permit, the Applicant must submit for approval:

1. A timeline with anticipated dates for obtaining major building permits for demolition and construction work, including the anticipated date of occupancy. This will also identify when a Construction Management Plan (CMP), Traffic Management Plan (TMP), and updates to or validation of the findings of the Traffic Impact Analysis Report (TIAR) will be submitted.
2. The CMP should:
 - a. Identify the type, frequency, and routing of heavy trucks and construction related vehicles, and provide remedial measures, as necessary;
 - b. Identify and limit vehicular activity related to construction outside the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for on-site or off-site staging areas for construction workers and vehicles;
 - c. Include preliminary or conceptual traffic control plans; and
 - d. Include the condition of roadways prior to the start of construction activities so that the existing roadway can be restored to their original or improved condition upon completion.
3. The TMP should include Traffic Demand Management (TDM) strategies to significantly limit vehicular trips for daily activities. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives, and other similar TDM measures. The TMP should address the frequency, type, and size of large events; detail operations of the porte-cochere area, queuing layout, and a layout showing detailed operations (identify drop-off/pick-up areas) of the automated parking system; a narrative detailing the operations of the automated parking system; and if the mechanical parking operations will be able to handle the demand. Further, the TMP should include a breakdown of the anticipated number of parking spaces for hotel guests, restaurant visitors, and special event parking, for a typical day to give an idea of the potential queuing



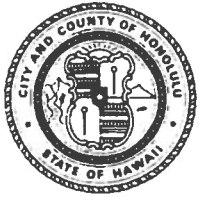
HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-23

RESOLUTION

onto Nimitz Highway and Maunakea Street. A bicycle and pedestrian circulation plan should also be included in the TMP. A post TMP will be required approximately one year after the issuance of the CO to validate the relative effectiveness of the various TDM strategies identified in the initial report. Additional bicycle racks shall be installed if it is determined there is a latent demand and the existing number of racks are inadequate.

4. A post TIAR will be required approximately one year after the issuance of the CO to validate the traffic projections, distribution, and assignment contained in the initial TIAR. The recommendations of the report should be implemented, in coordination with the DPP and the HDOT.
- L. Should the hotel later be converted into multi-family housing or the ownership submitted to a Condominium Property Regime, it will be required to comply with the City's affordable housing and park dedication requirements at that time.
- M. The Applicant is responsible for the coordination with applicable public agencies and compliance with applicable regulations for the construction of the proposed Project.
- N. Approval of this IPD-T Permit does not constitute compliance with other Land Use Ordinance (LUO) or governmental agencies' requirements, including building permit approval. They are subject to separate review and approval. The Applicant should be responsible for ensuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- O. The Applicant must obtain a Building Permit for the Project within five years of the date of the Major SD Permit. Failure to obtain a Building Permit within this period should render this approval null and void, provided that this period may be extended as follows:
 1. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period should not be extended beyond one year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion.
 2. If the Applicant has demonstrated good cause for the extension, the Director shall prepare and submit to the Council a report on the proposed extension, which should include the Director's findings and recommendations thereon. The Council may approve the proposed



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-23

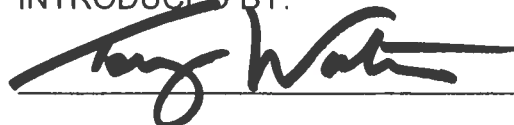
RESOLUTION

extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of: (1) Sixty days after receipt of the Director's report, or (2) The Applicant's then-existing deadline for obtaining a building permit; the extension should be deemed denied.
- P. Construction must be in general conformity with the approved plans on file with the DPP. Any change in the size or nature of the Project which significantly alters the proposed development will require a new application. Any change which does not significantly alter the proposed Project will be considered a minor modification and, therefore, permitted under this resolution, upon review and approval of the Director of the DPP.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; Christopher Flaherty, Ikenakea Hokele LLC, 1188 Bishop Street, Suite 907, Honolulu, Hawai'i 96813; and Patrick Seguirant, 91-1030 Kalihi Street, 'Ewa Beach, Hawai'i 96706.

INTRODUCED BY:

 (br)

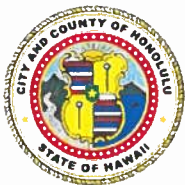
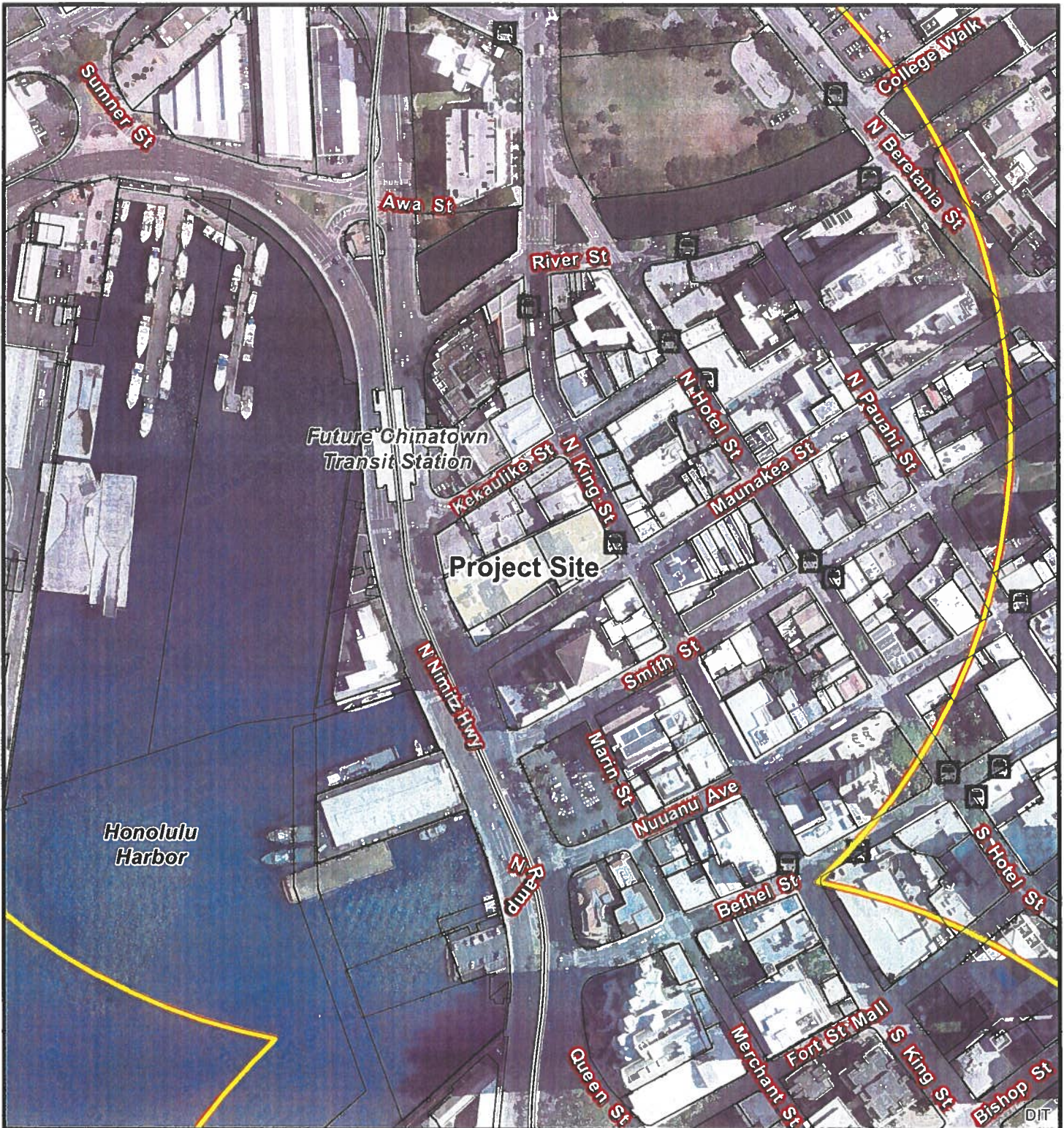
DATE OF INTRODUCTION:

JAN 31 2024

Honolulu, Hawai'i

Councilmembers

DPP23PDP1.R23



Project Site



0 150 300 600
Scale in Feet

Note: Data represented on this map is not intended to replace site survey.

Legend

- ☐ Project Site
- ☐ Tax Map Key
- Bus Stop
- Future Transit Alignment
- ☐ Future Transit Station
- Buffer Distance**
- Quarter mile
- Half mile

EXHIBIT A

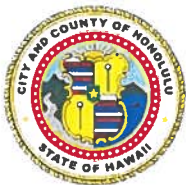
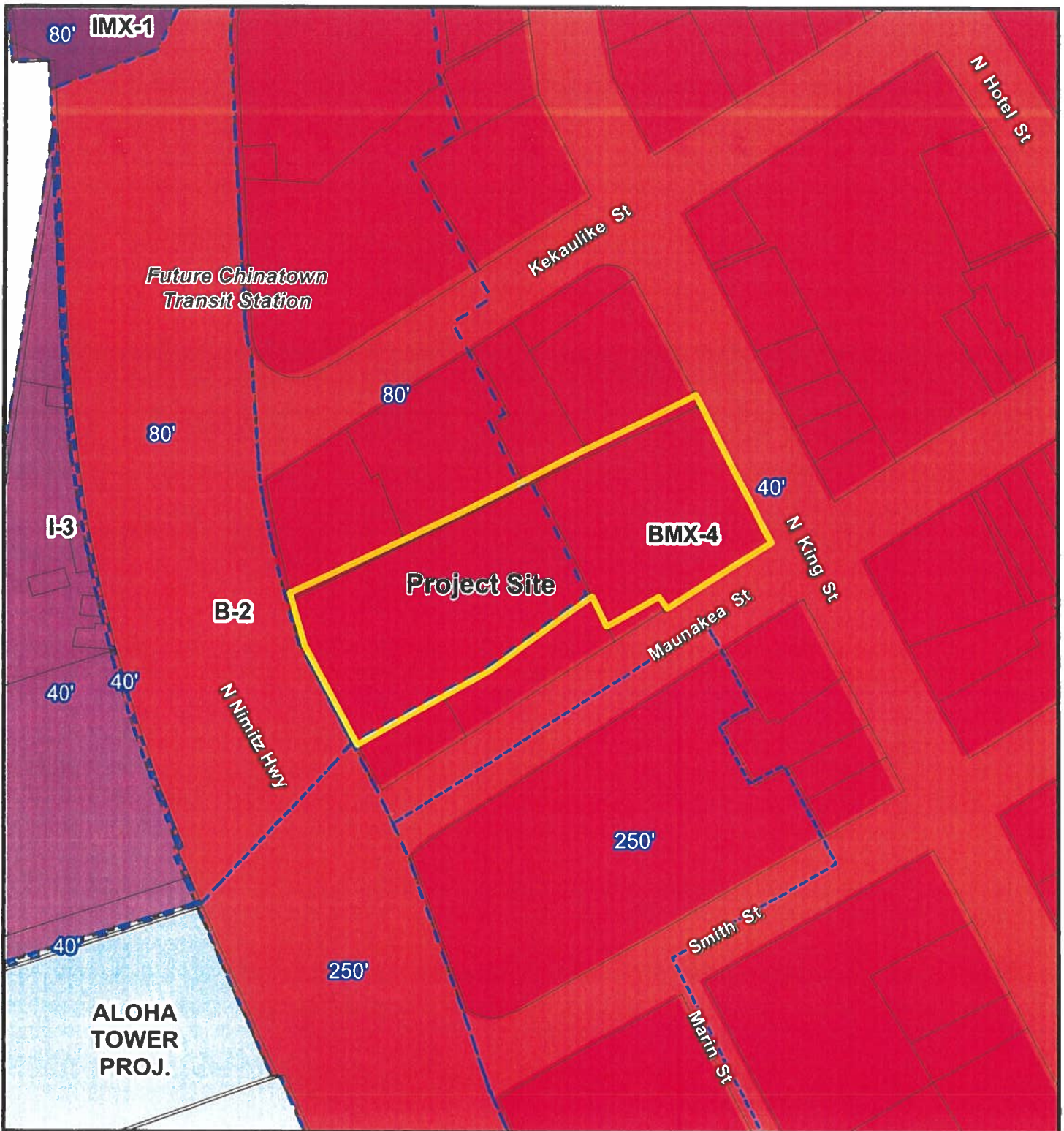
LOCATION MAP

FILE NO.: 2023/PDP-1

**PROJECT: CHINATOWN
HOTEL DEVELOPMENT**

**LOCATION: 128 NORTH NIMITZ
HIGHWAY - CHINATOWN**

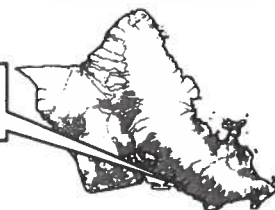
**TAX MAP KEY: 1-7-002: 013,
023, AND 050**



0 50 100 200
Scale in Feet

Note: Data represented on this map is not intended to replace site survey.

Project Site



VICINITY MAP



Legend

- Project Site
- Tax Map Key
- Zoning Map
- Height Limit
- Aloha Tower Proj.
- B-2 District
- BMX-4 District
- I-3 District
- IMX-1 District

EXHIBIT B-1

ZONING MAP

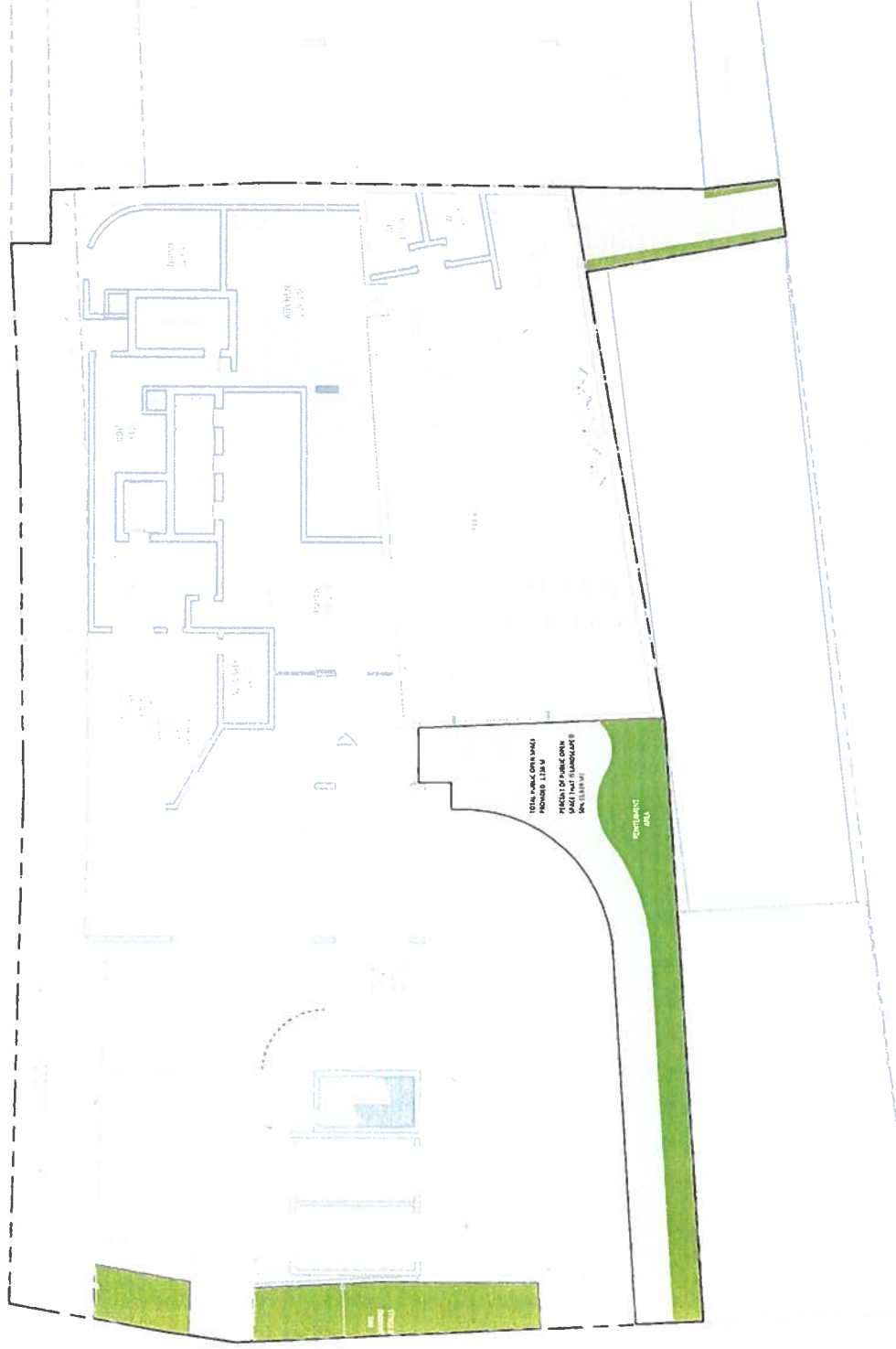
FILE NO.: 2023/PDP-1

PROJECT: CHINATOWN
HOTEL DEVELOPMENT

LOCATION: 128 NORTH NIMITZ
HIGHWAY - CHINATOWN

TAX MAP KEY: 1-7-002: 013,
023, AND 050

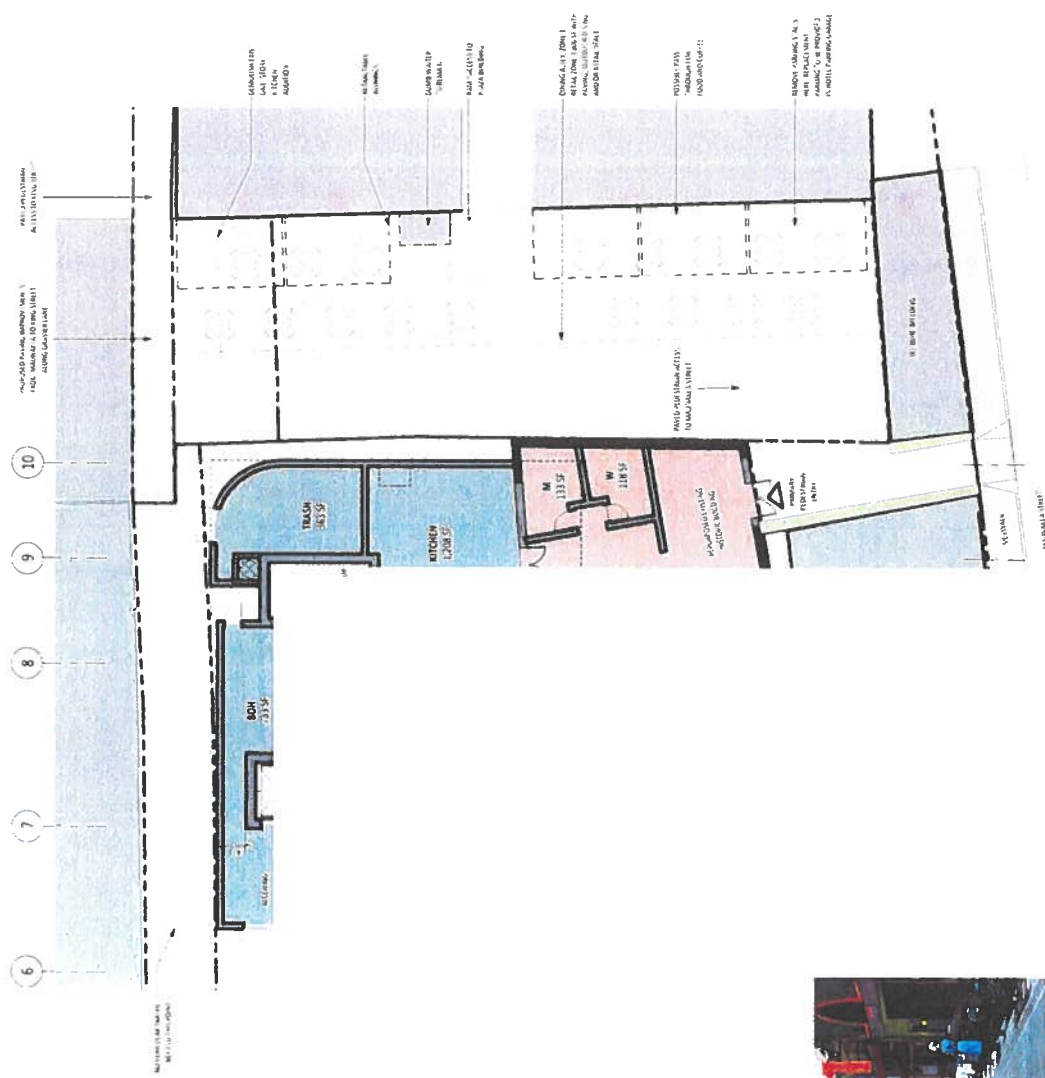
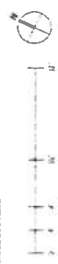


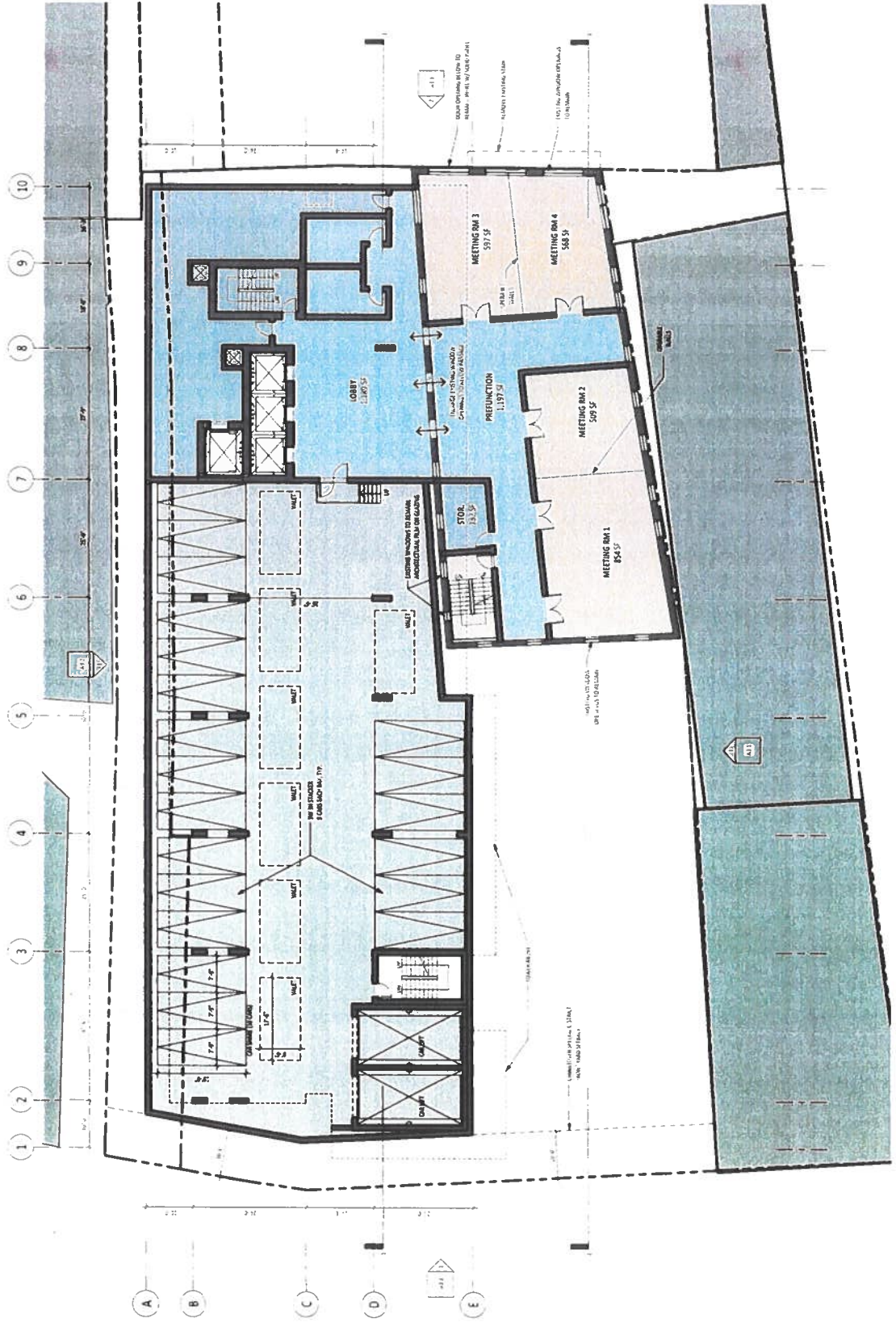


1. PUBLIC OPEN SPACE DIAGRAM

EXHIBIT C-4

LEVEL 1 - DINING ALLEY PLAN





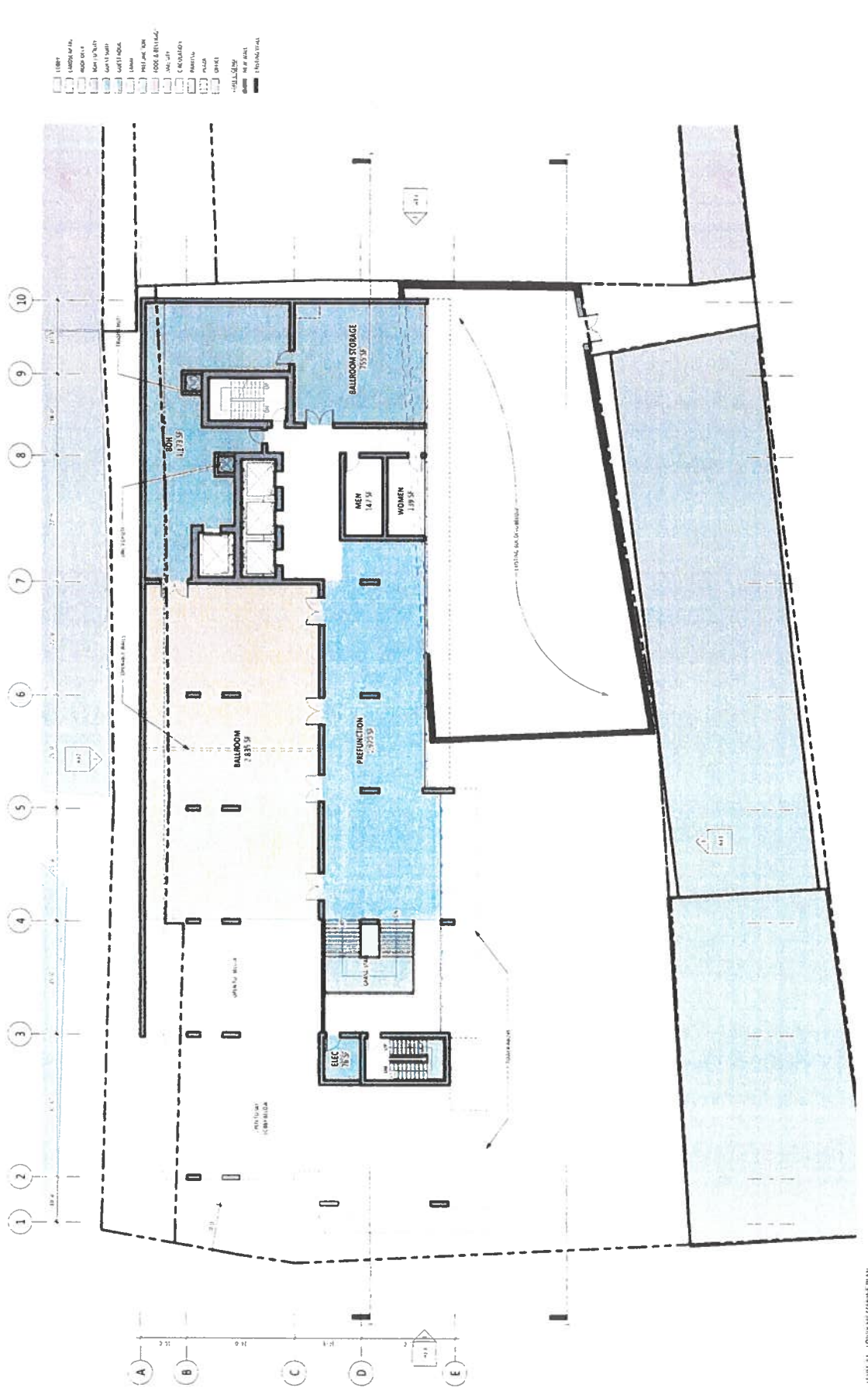
LEVEL 2 PARKING PLAN

EXHIBIT C-5





EXHIBIT C-8





lowney
arch

A1.7



☐ 11000
☐ LANDING ME
☐ RACE WEEK
☐ BOAT UP RIVER
☒ GOLF SOUTH
☐ WEST NOOD
☐ LUNCH
☐ PETS AND TOYS
☐ FOOD & BEVERAGES
☐ ARTS & CRAFTS
☐ FASHION
☐ MUSIC
☐ OTHER

☒ ALL OF THEM
☐ NONE OF THEM

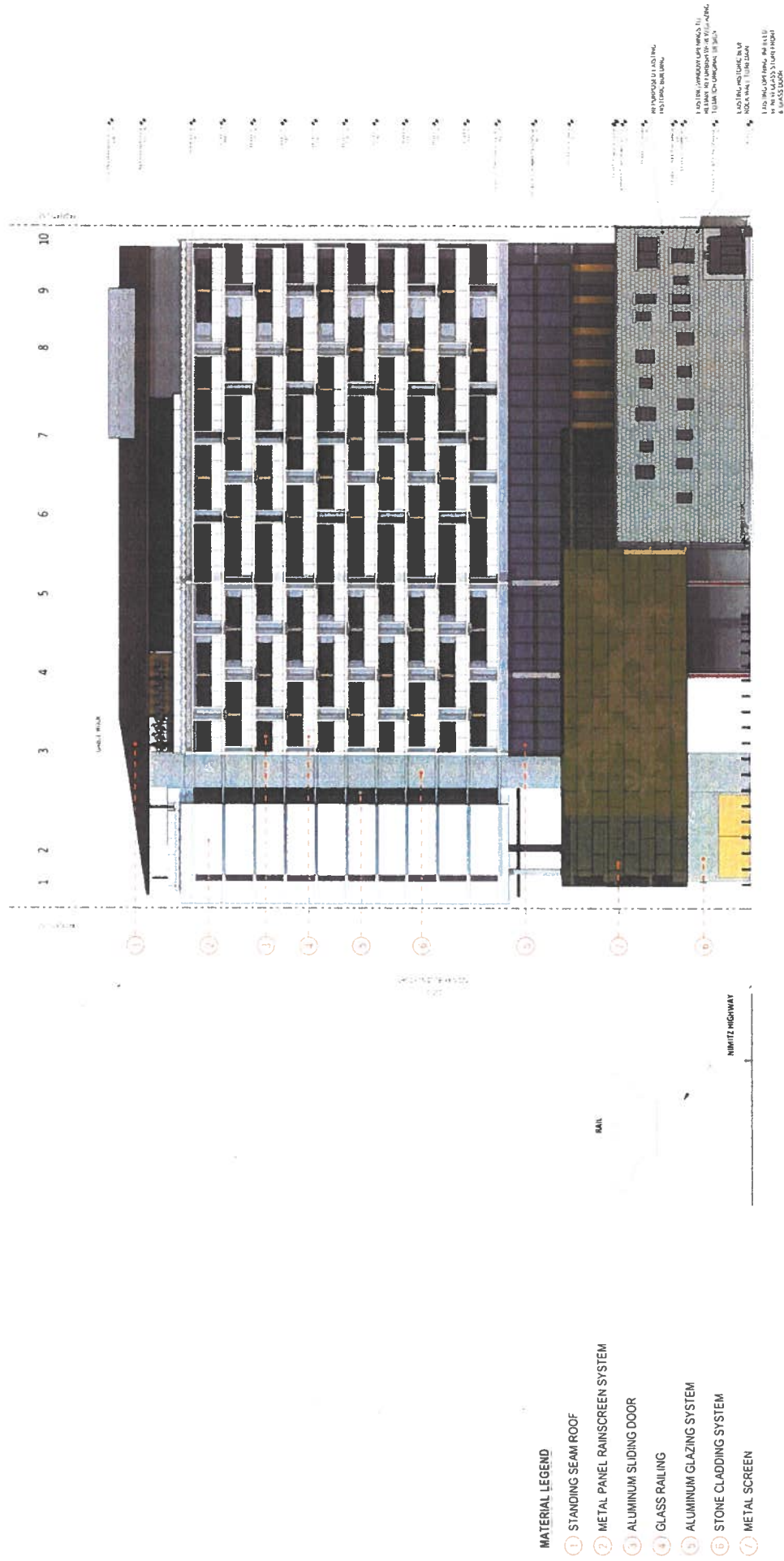
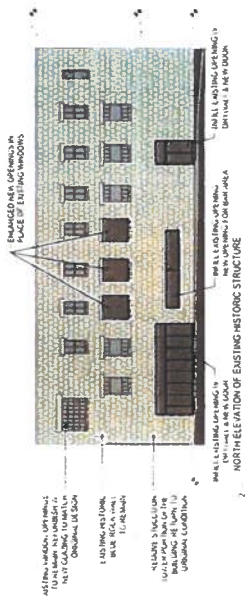
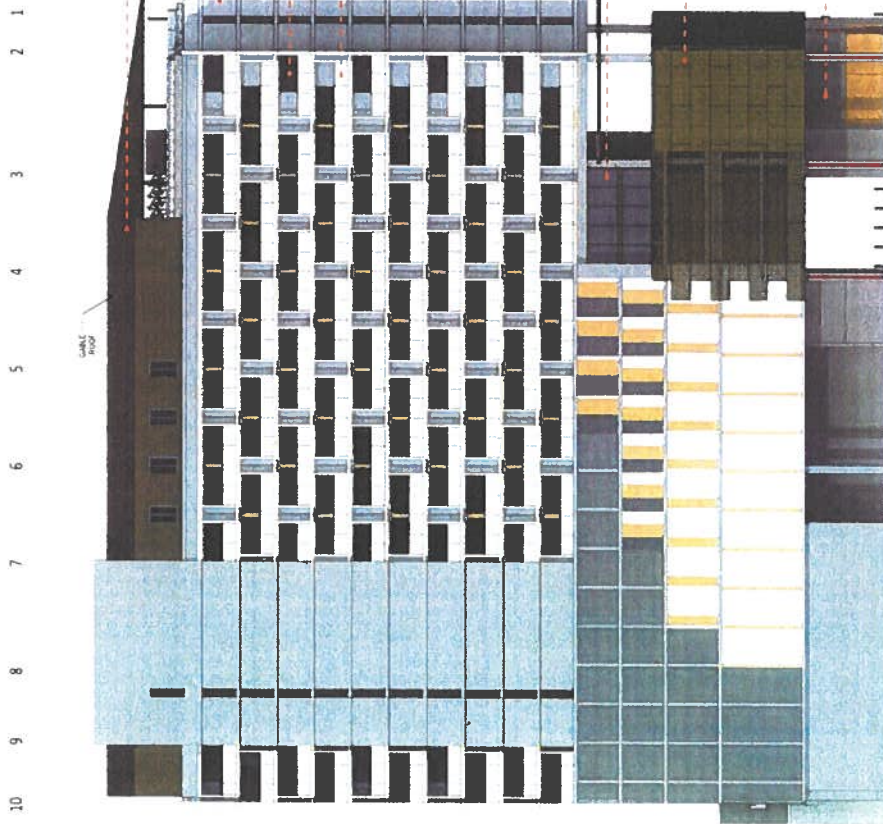


EXHIBIT C-11



MATERIAL LEGEND

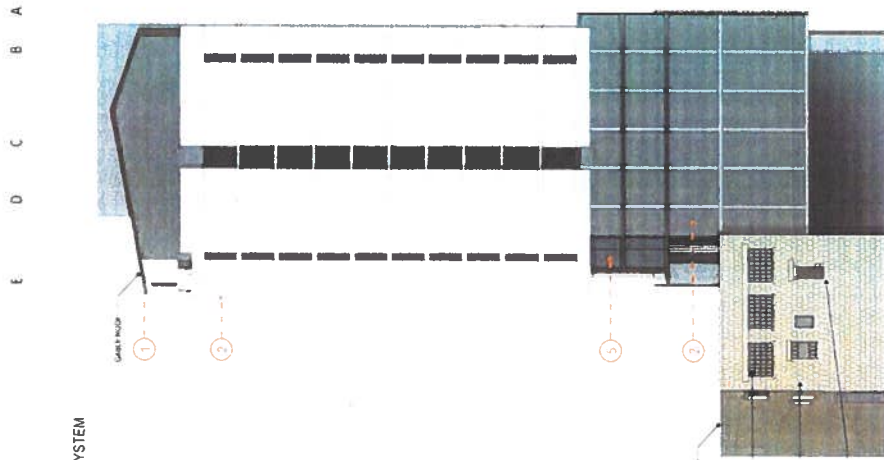
- 1 STANDING SEAM ROOF
- 2 METAL PANEL RAINSCREEN SYSTEM
- 3 ALUMINUM SLIDING DOOR
- 4 GLASS RAILING
- 5 ALUMINUM GLAZING SYSTEM
- 6 STONE CLADDING SYSTEM
- 7 METAL SCREEN

1 NORTH ELEVATION

EXHIBIT C-12

MATERIAL LEGEND

- 1 STANDING SEAM ROOF
- 2 METAL PANEL RAINSCREEN SYSTEM
- 3 ALUMINUM SLIDING DOOR
- 4 GLASS RAILING
- 5 ALUMINUM GLAZING SYSTEM
- 6 STONE CLADDING SYSTEM
- 7 METAL SCREEN



WEST ELEVATION

lowney
arch



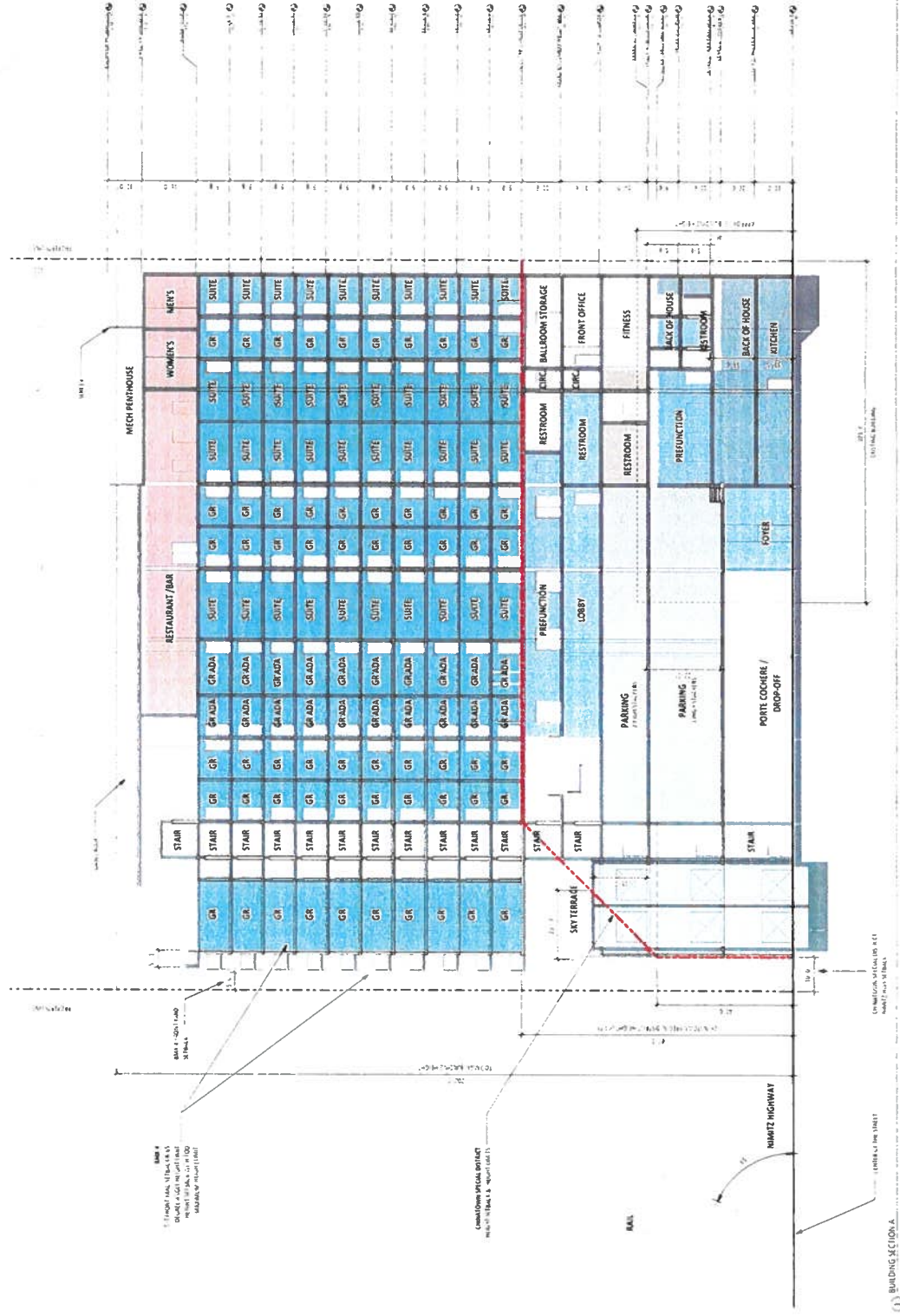
EAST ELEVATION

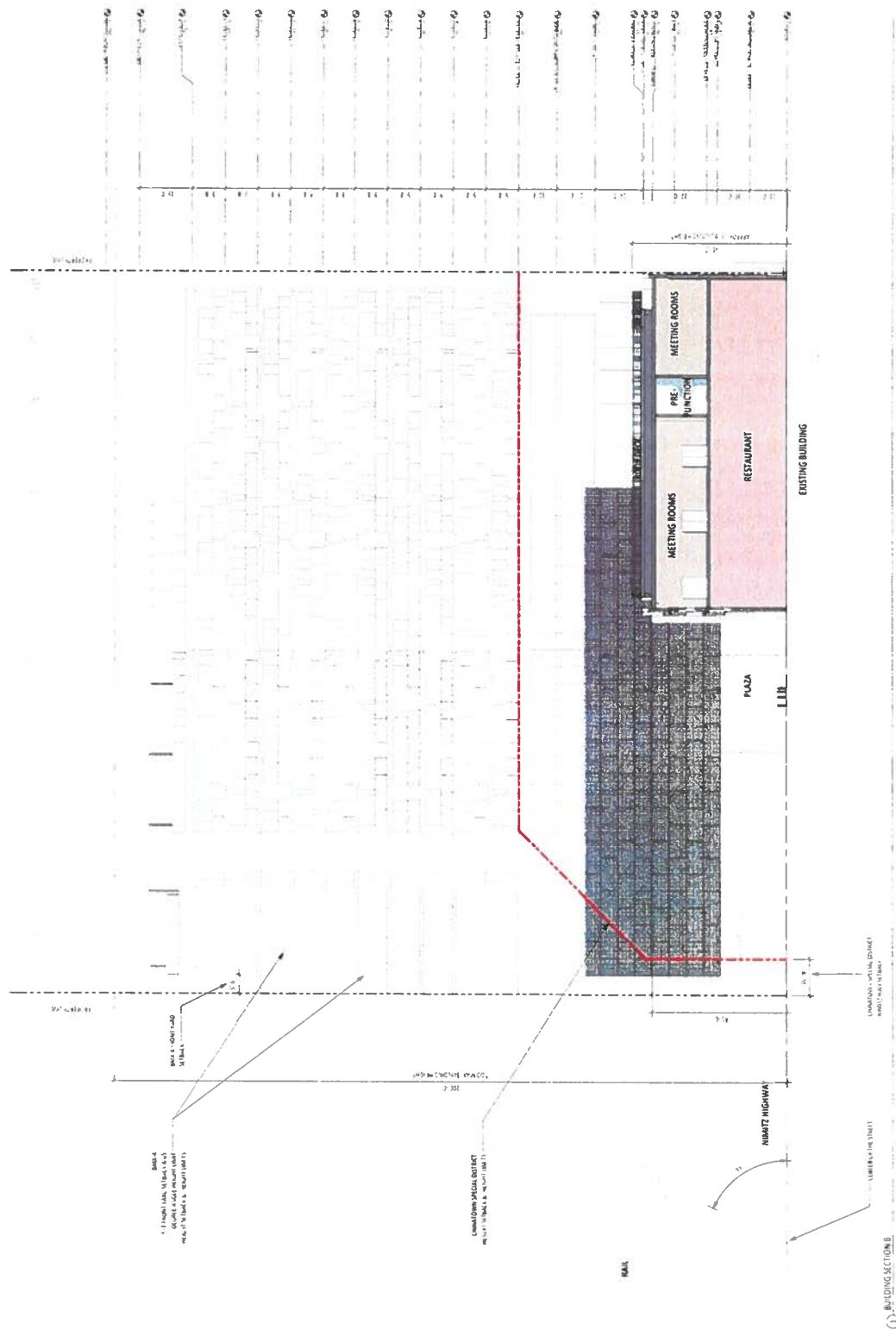
EXHIBIT C-13

EXTERIOR ELEVATION
Chinalown Hotel - 3/15/2023

A3.3

1) BUILDING SECTION A





TREE DISPOSITION LIST

NO	COMMON NAME	HEIGHT (FEET)	SPREAD (FEET)	DBH (INCHES)	COMMENTS
1	COCONUT PALM	45		24	
2	COCONUT PALM	30		22	
3	MANILA PALM	7		4	DEAD OR DYING
4	MANILA PALM	7		10	OUTSIDE PROPERTY LINE, REQUIRES PERMIT WITHIN STATE HIGHWAY ROW
5	MONKEYPOD	12	26	15	NOT ON TOPO SURVEY, OUTSIDE PROPERTY LINE, REQUIRES PERMIT WITHIN STATE HIGHWAY ROW
6	COCONUT PALM	30		15	OUTSIDE PROPERTY LINE, REQUIRES PERMIT WITHIN STATE HIGHWAY ROW
7	MANILA PALM	12		6	NOT ON TOPO SURVEY
8	MANILA PALM	3.5		6	NOT ON TOPO SURVEY
9	MANILA PALM	3		8	NOT ON TOPO SURVEY
10	PAPAYA	25	7	8	POSSIBLE VOLUNTEER, GROWING FROM STAIRS
11	WEeping FIG	20	10	13	OUTSIDE OF PROPERTY LINE
12	WEeping FIG	20	10	12	OUTSIDE OF PROPERTY LINE
13	WEeping FIG	20	10	14	OUTSIDE OF PROPERTY LINE
14	WEeping FIG	20	10	14	OUTSIDE OF PROPERTY LINE
15	MANILA PALM	7		5	NOT ON TOPO SURVEY
16	MANILA PALM	15		7	NOT ON TOPO SURVEY
17	MANILA PALM	10		7	NOT ON TOPO
18	MANILA PALM	12		7	NOT ON TOPO

TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

TO BE REMOVED INCLUDING ROOTS

GENERAL NOTES

1. VISIT THE SITE AND VERIFY DIMENSIONS, SITE CONDITIONS AND SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN THE PLANS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. SCHEDULE A PRE-CONSTRUCTION MEETING ATTENDED BY ALL CONCERNED PARTIES TO VERIFY DISPOSITION OF EXISTING PLANT MATERIAL.
3. VERIFY THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES (E.G. UNDERGROUND PIPES, CABLES AND DUCT LINES) AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. UTILITY LINES DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT CONTRACTOR'S COST.
4. ALL PLANT MATERIAL NOT SHOWN ON DRAWINGS AND THAT ARE NOT TO BE SALVAGED BY ARCHITECT ARE TO BE REMOVED IN THEIR ENTIRETY.
5. THE EXTENT OF REMOVAL AS INDICATED IS APPROXIMATE. VERIFY THE EXTENT OF REMOVAL WORK TO PROPERLY ACCOMMODATE CONTRACTOR'S METHOD OF CONSTRUCTING NEW WORK AS REQUIRED. ADDITIONAL REMOVAL AND DISPOSITION WORK MAY BE REQUIRED TO ACCOMMODATE CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE NEW WORK.
6. REMOVE ROOTBALL OF TREES IN ITS ENTIRETY OR TO MINIMUM OF 1/4 OF 4 FEET AT CENTER OF ROOTBALL. WHICHEVER IS GREATER. REMOVE LATERAL ROOTS GREATER THAN 2 INCHES IN DIAMETER WITHIN 10 FOOT RADII FROM FACE OF TRUNK TO MINIMUM DEPTH OF 2 FEET. FILL Voids CREATED BY ROOTBALL AND ROOT REMOVAL IN PAVEMENT WITH ACCEPTED COMPACTED BASE COURSE. SEE CIVIL DRAWINGS.
7. PROTECT EXISTING STRUCTURES AND OTHER SITE IMPROVEMENTS TO REMAIN. DAMAGES RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AT CONTRACTOR'S COST.

TREE DISPOSITION INVENTORY

BOTANICAL / COMMON NAME	TO REMAIN PROTECTED	TO BE REMOVED	TO BE REMOVED (<6" CALIPER)	TOTAL
CANICA PAPAYA / PAPAYA		1		1
COCUS NUCIFERA / COCONUT PALM		3		3
FIGUS BENJAMINA / WEEPING FIG		4		4
SAManea SAMAN / MONKEYPOD		1		1
VELICHIA MANILA / MANILA PALM		8	1	9
TOTAL		17	1	18

TREE DISPOSITION PLAN LEGEND	
(X)	TREE NUMBER
(X)	TO REMAIN
(X)	TO BE REMOVED INCLUDING ROOTS

