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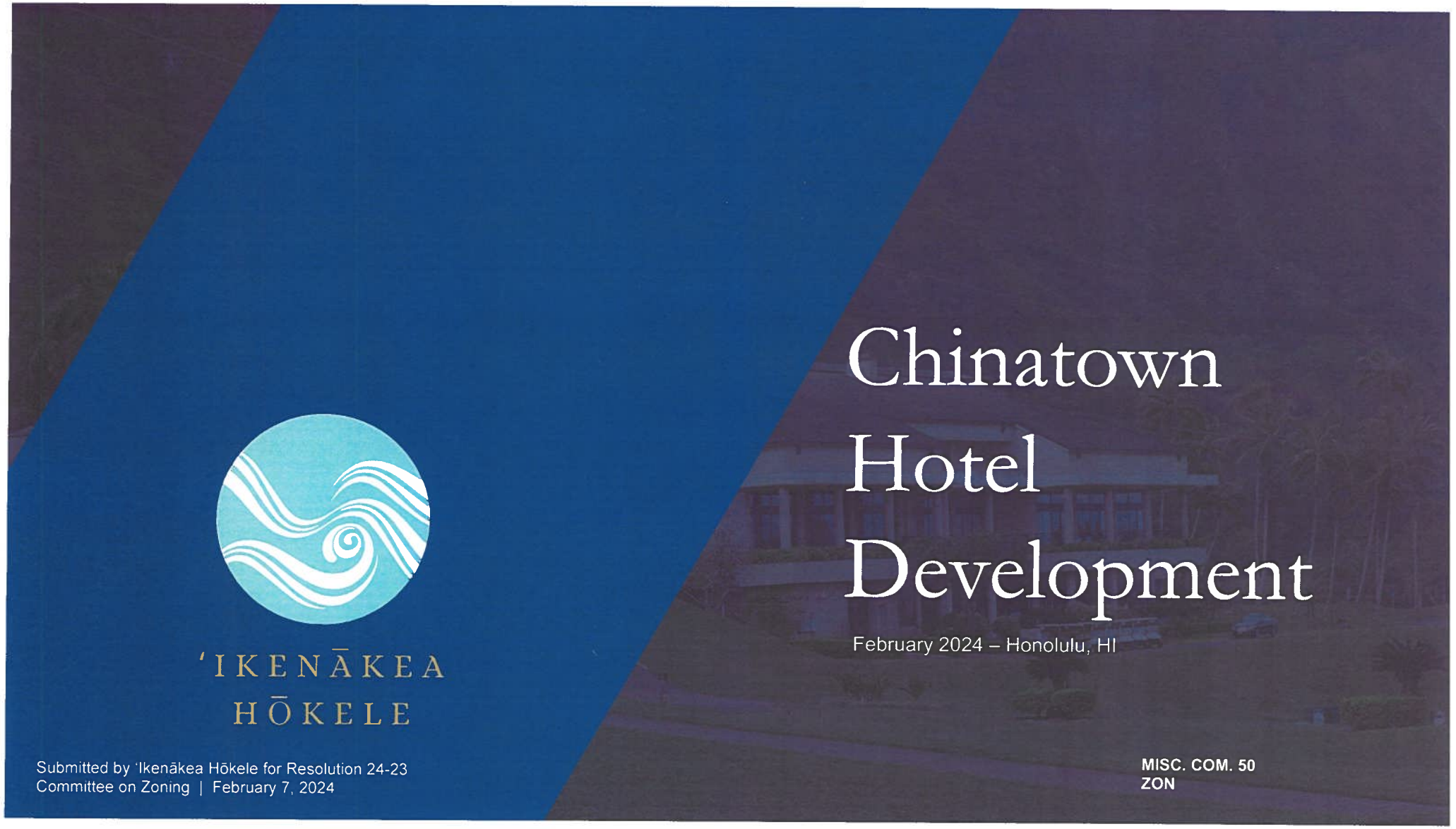


Chinatown Hotel Development

February 2024 – Honolulu, HI

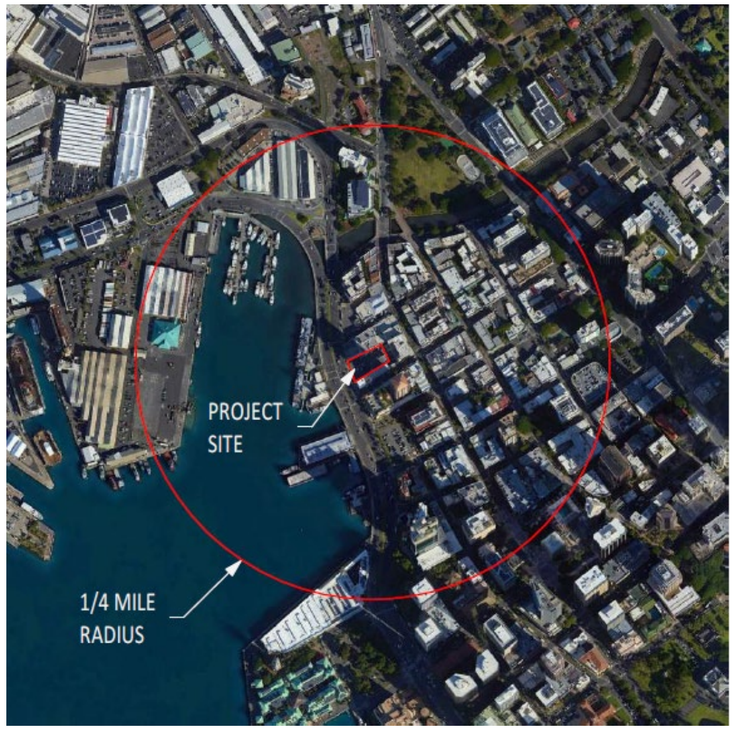
'IKENĀKEA HŌKELE

Submitted by 'Ikenākea Hōkele for Resolution 24-23
Committee on Zoning | February 7, 2024

MISC. COM. 50
ZON

Executive Summary

‘Ikenākea Development (“Ikenākea”) is proposing to develop a hotel in Chinatown that will serve as an anchor for the community and catalyst for investment and redevelopment of the area. It will bring jobs, foot traffic, and tax revenues that have historically only benefited areas such as Ala Moana and Waikiki to Chinatown.





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Project Overview

- Adjacent to the Chinatown HART Station and Nimitz Highway.
- Caters to CBD, capitol district, aloha tower, and leisure tourists staying outside Waikiki.
- Satisfies key TOD directive to redevelop surface parking lots on Nimitz.



Program	Est. Amounts
Guestrooms	240 rooms, avg 300 SF+
Parking	124 stalls (valet only stackers)
Ground Floor Restaurant	4,000 SF
Meeting Space	4,000 SF
Fitness Center	1,200 SF
Sky Lobby	13,000 SF
Ballroom Space	6,000 SF
Outdoor Terrace and Pool	3,000 SF
Rooftop Restaurant and Deck	7,000 SF

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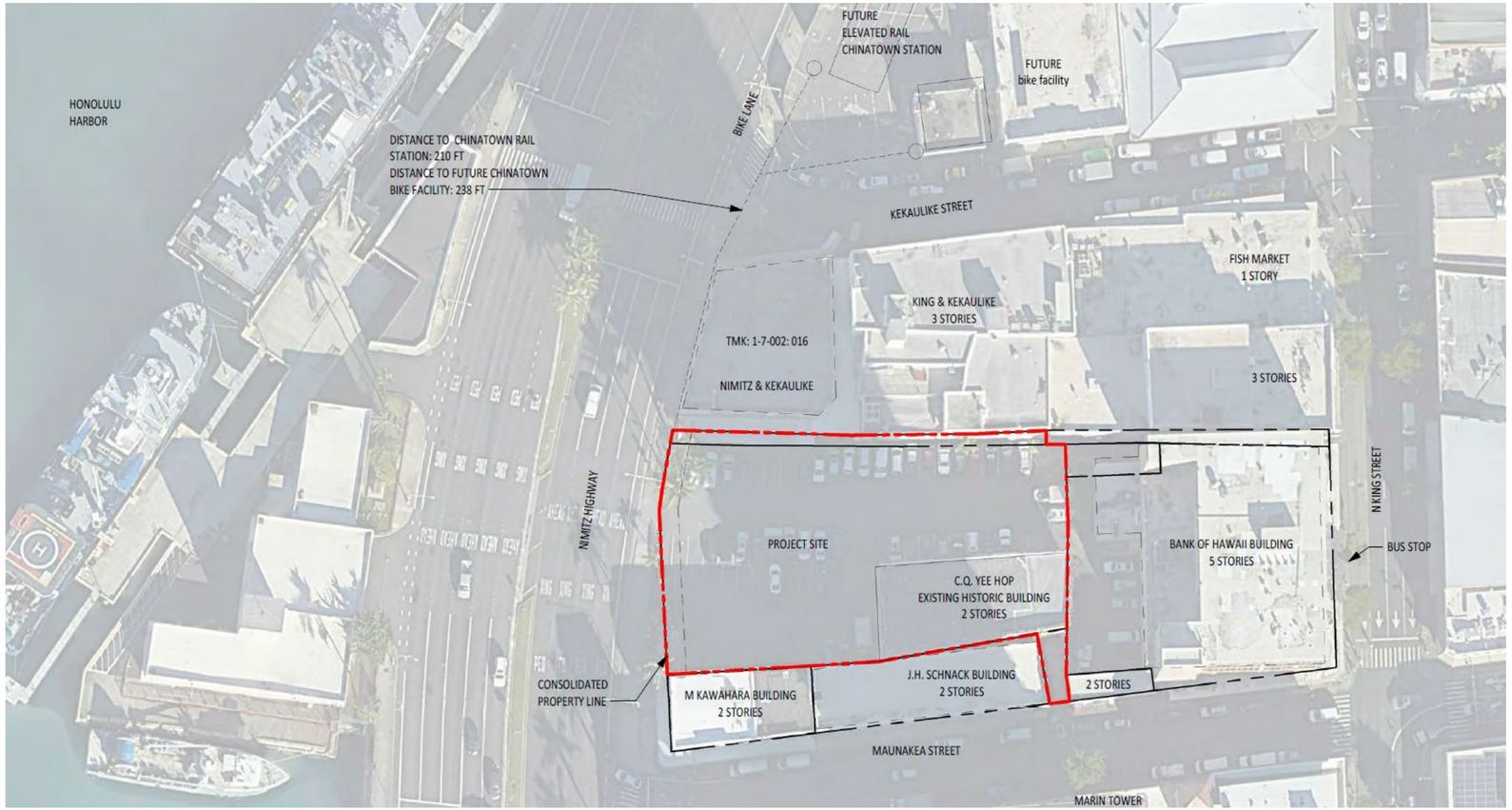
Site and Project Area

The Project touches several parcels of land, including 1-7-2: 13, 23, and 50. A Project Area of approximately 26,000 square feet will be created from these parcels with a BMX-4 zoning, located in the Chinatown Special District, Makai Precinct and future TOD Special District. Some Project benefits extend beyond the Project Area.



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Historic Structures

- Demolish non-historic kitchen addition of Plaza Building.
- Renovate, restore, and alter of Historic Warehouse.
- Warehouse will be an integral part of the hotel and accessible to the public.

Proposed Restoration and Adaptive Reuse
Demolish all interior walls, floors, and roof
Remove mauka exterior stair and door and restore
Restore exterior and interior rock surfaces
Construct new interior frame, floor, and roof system
Modify/create new door and window openings
Restore/replace window sashes, frames, headers, and sills
Restore some previously altered or neglected architectural elements



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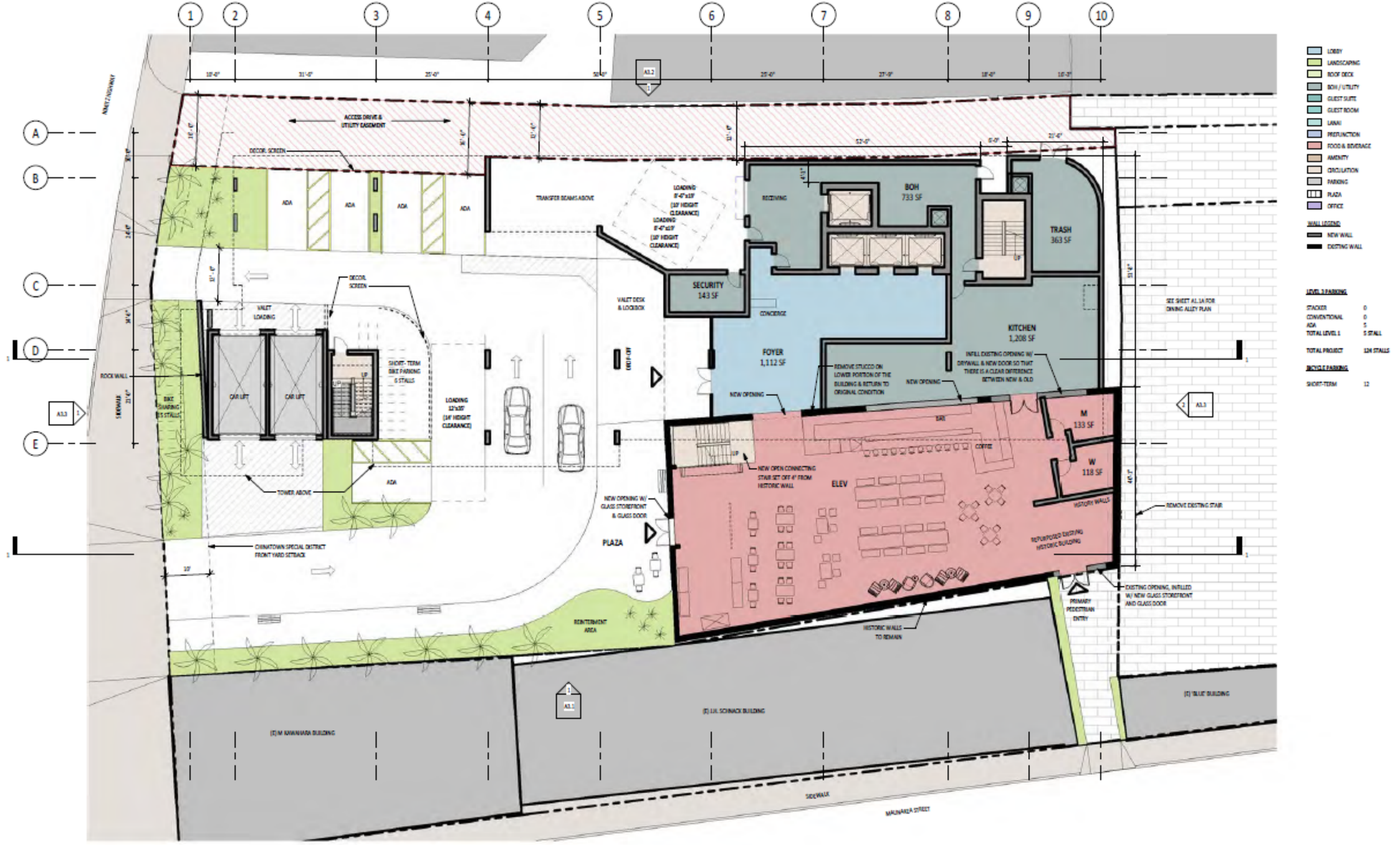
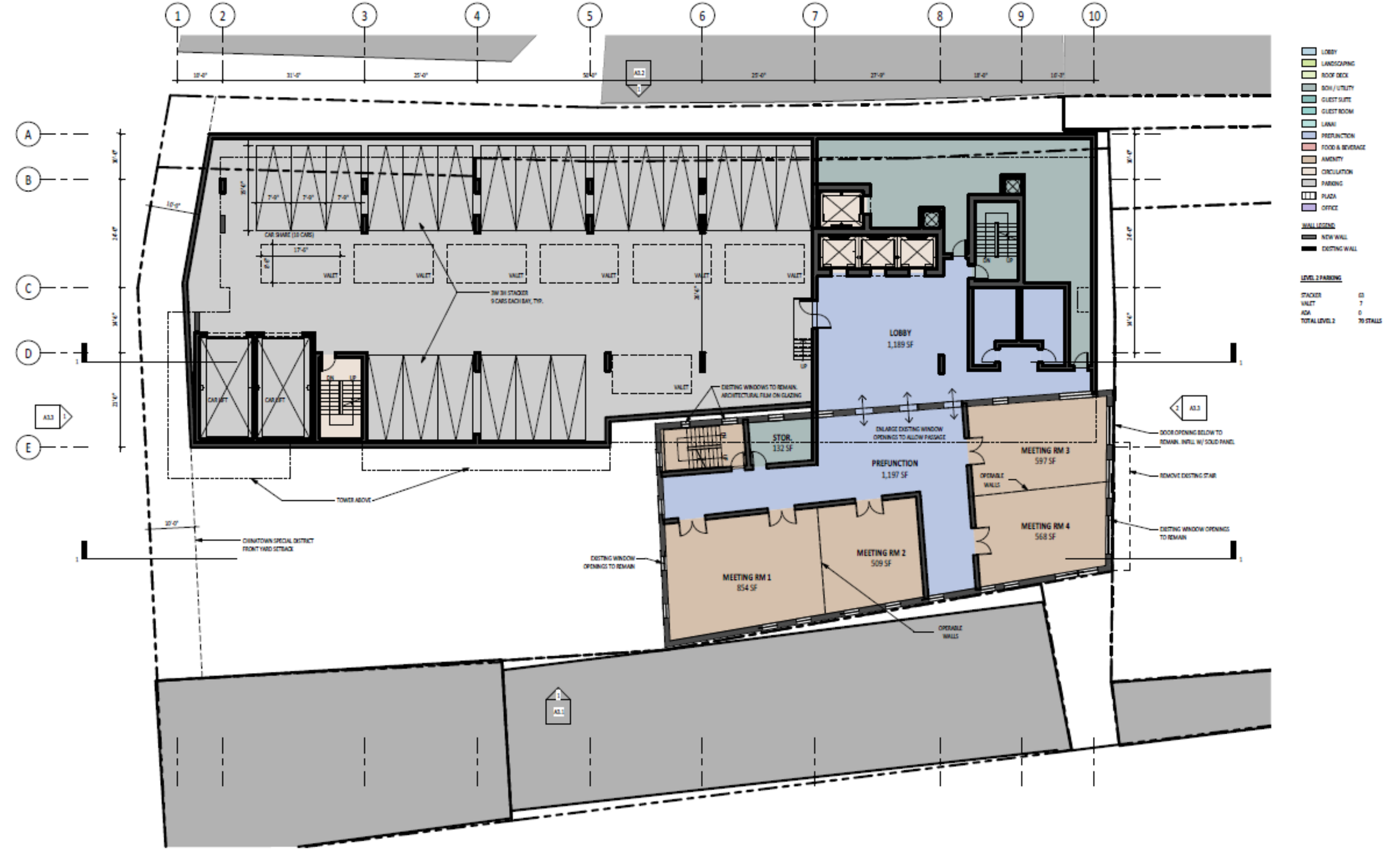


1 LEVEL 1 PLAN



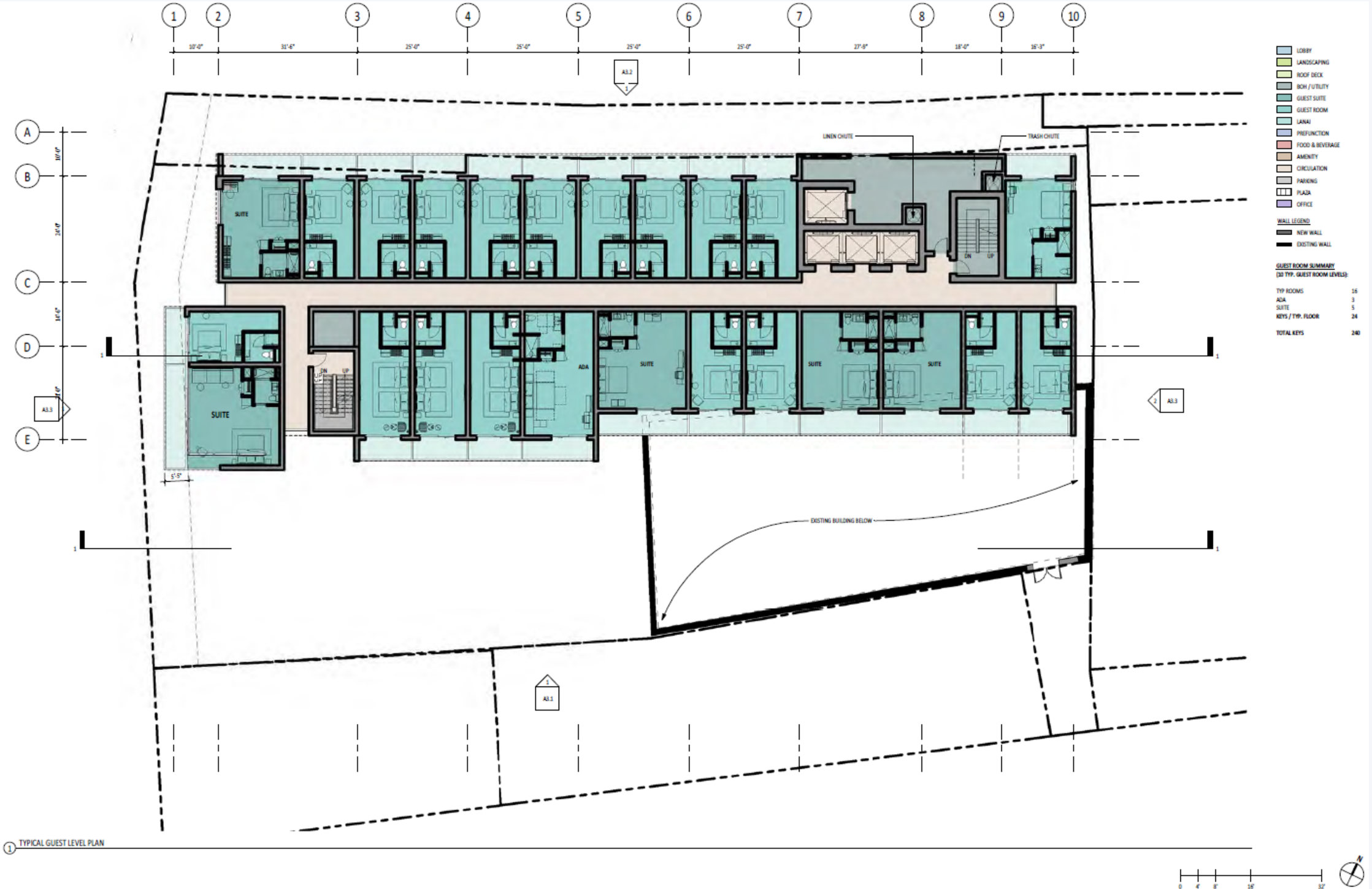
1 LEVEL 2 - PARKING PLAN



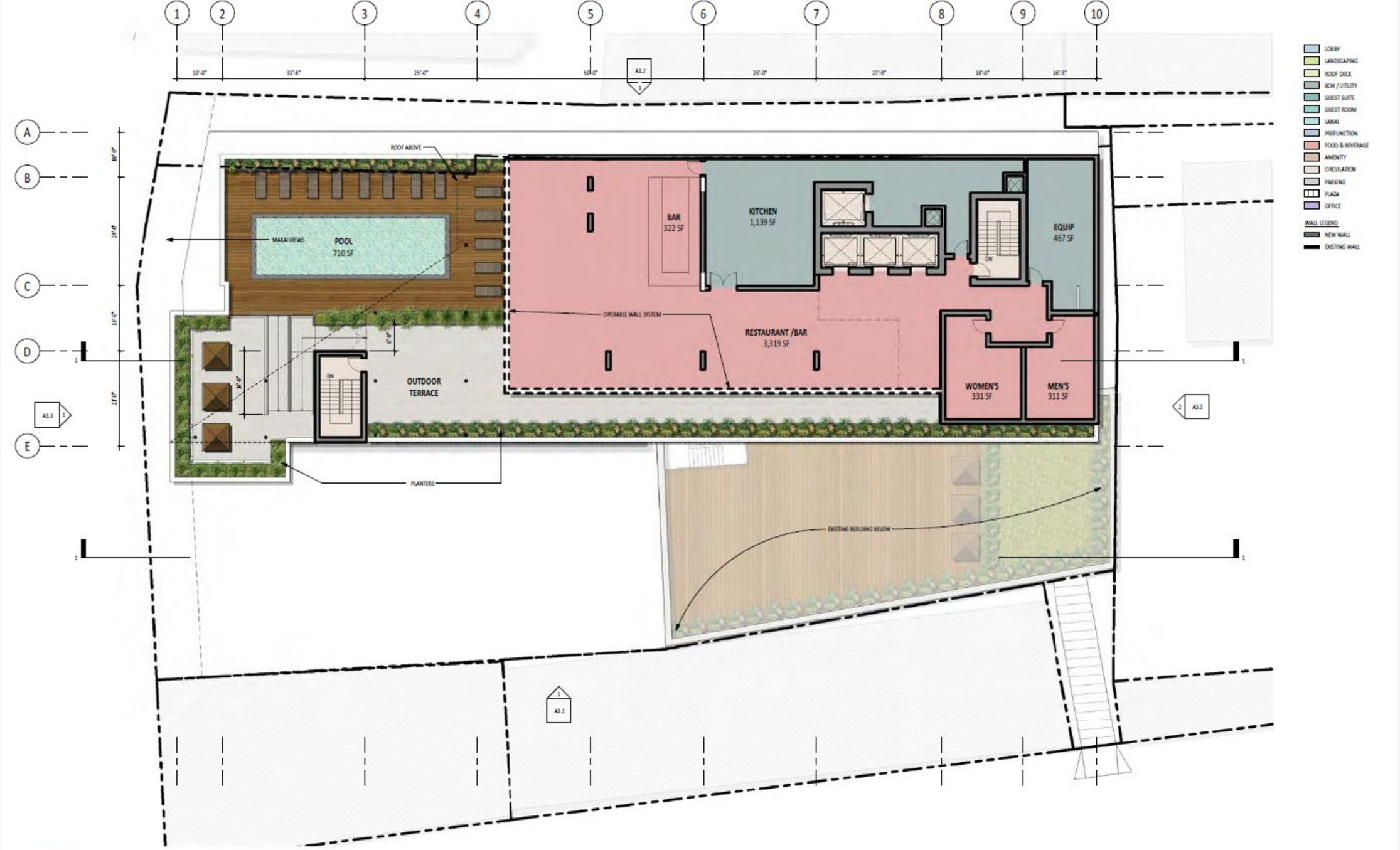
1 LEVEL 3 - PARKING PLAN



1 LEVEL 4 - LOBBY PLAN



1 TYPICAL GUEST LEVEL PLAN



1 ROOF DECK PLAN



COCONUT PALM



MACARTHUR PALM



RHAPIS PALM



HALA





MAGNOLIA & FLOWER





AZALEA & FLOWER





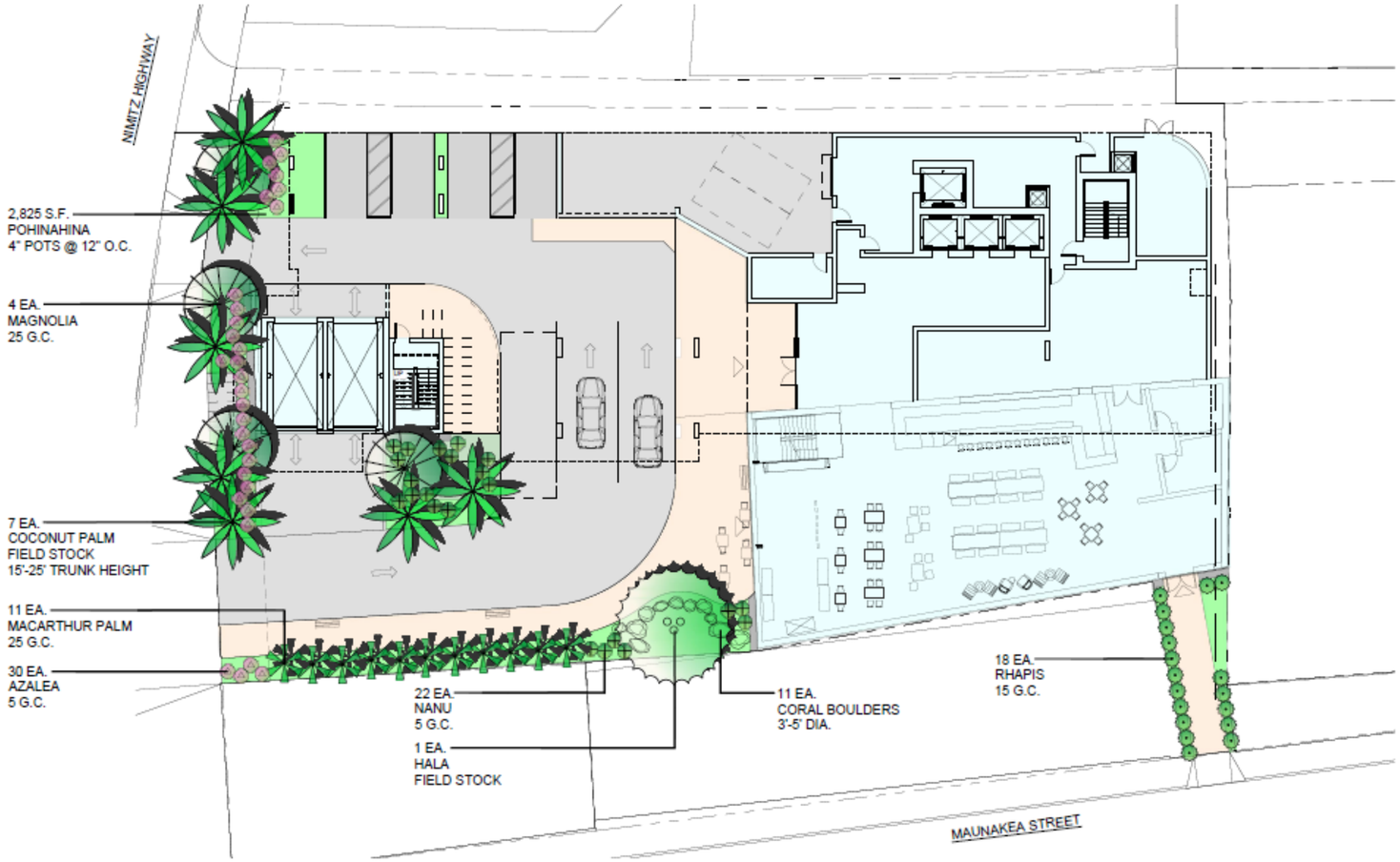
NANU





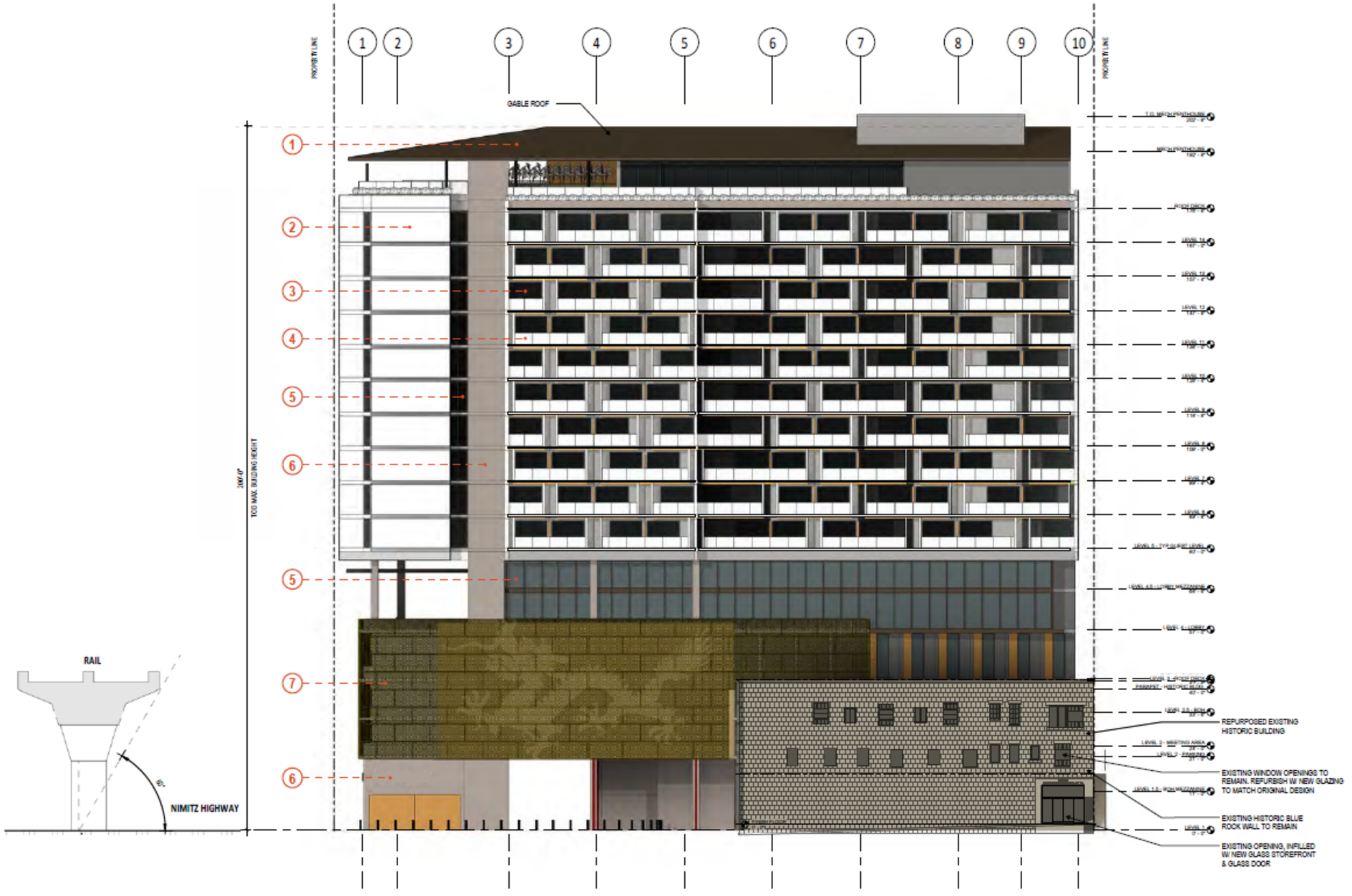
POHINAHINA & FLOWER

② LEVEL 1 PLANT PALETTE
NOT TO SCALE



① LEVEL 1 PLANTING PLAN
1/16" = 1'-0"

0 16' 32'

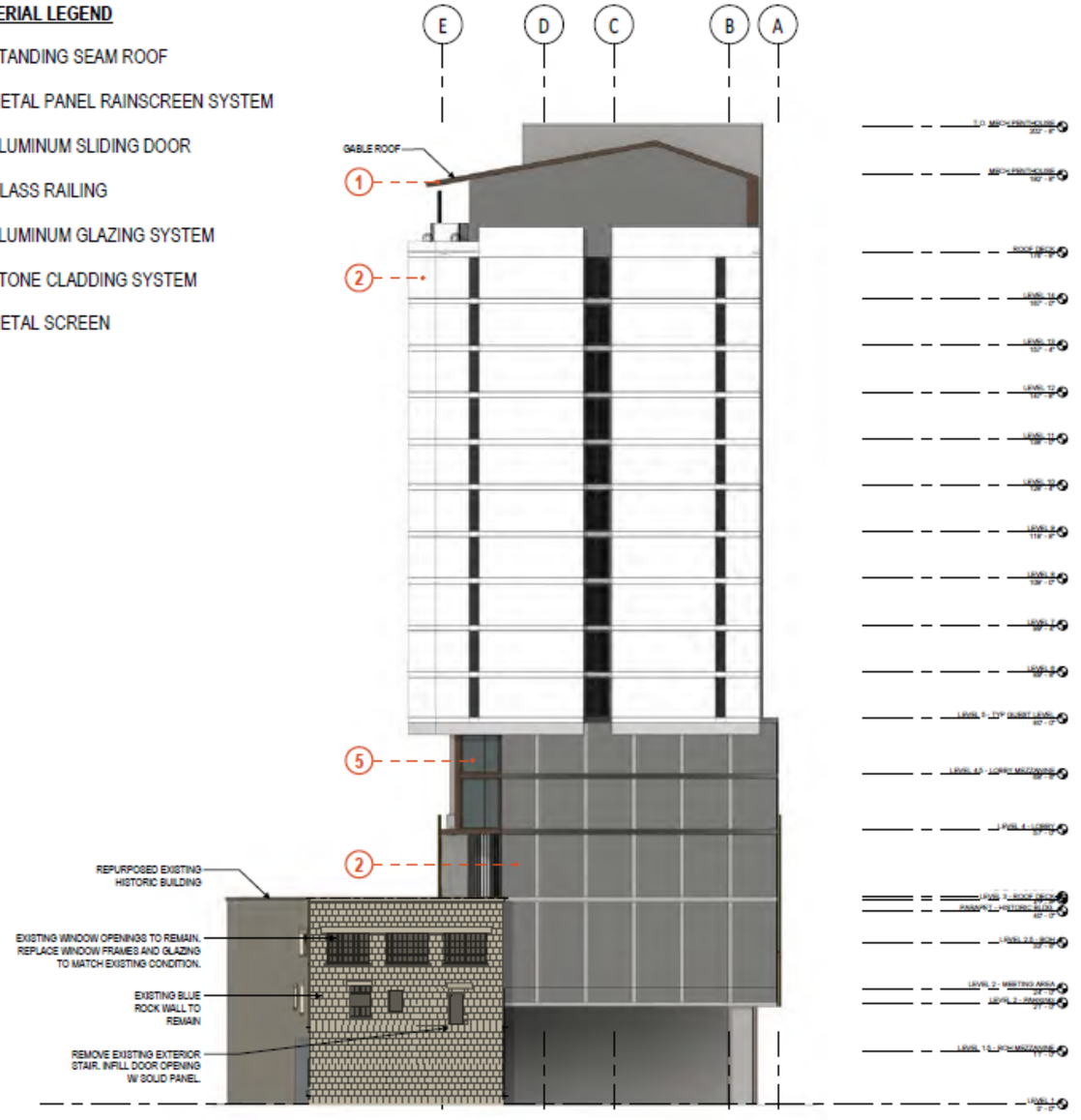


1 SOUTH ELEVATION

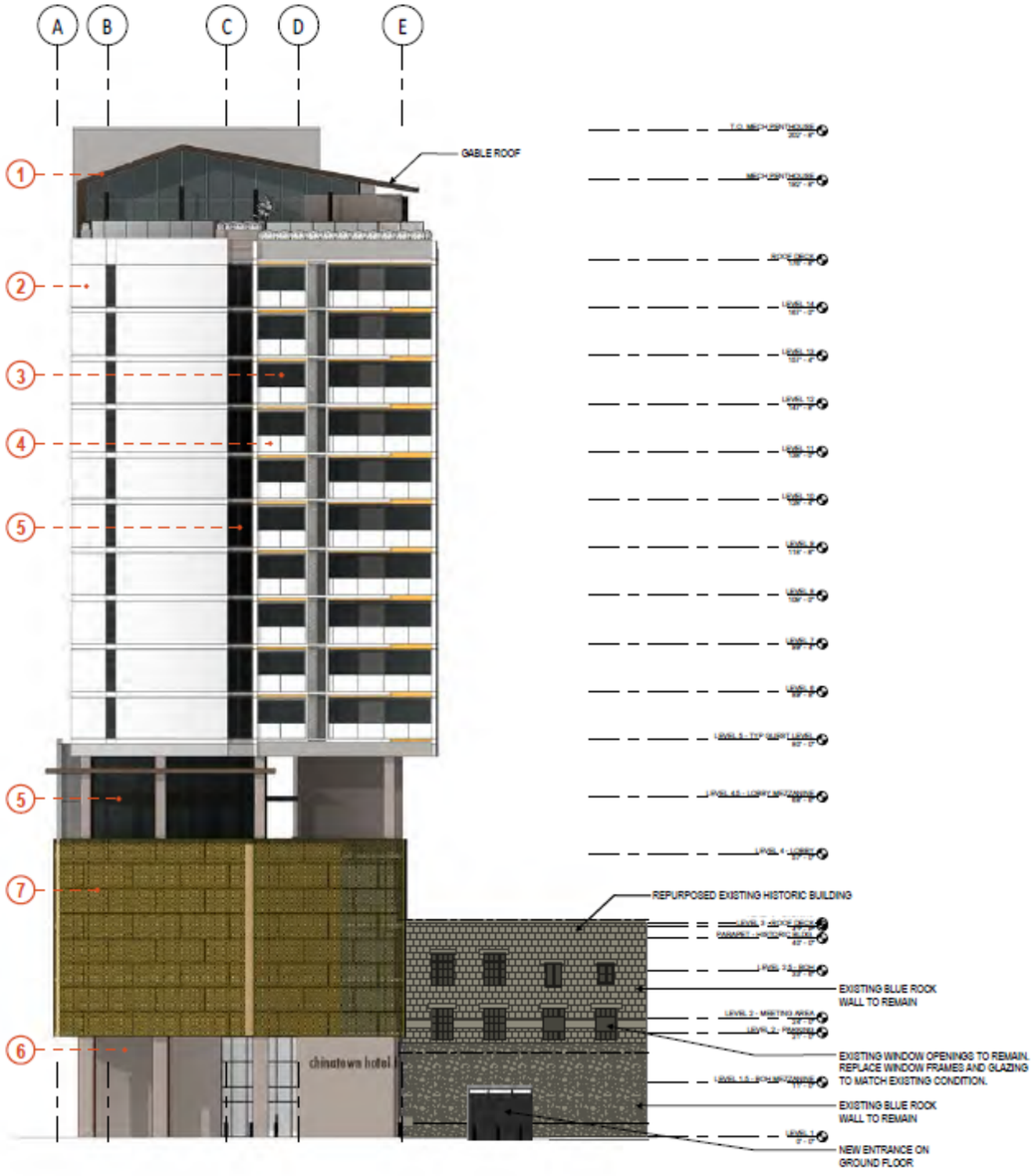
0 16' 32'

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



2 EAST ELEVATION

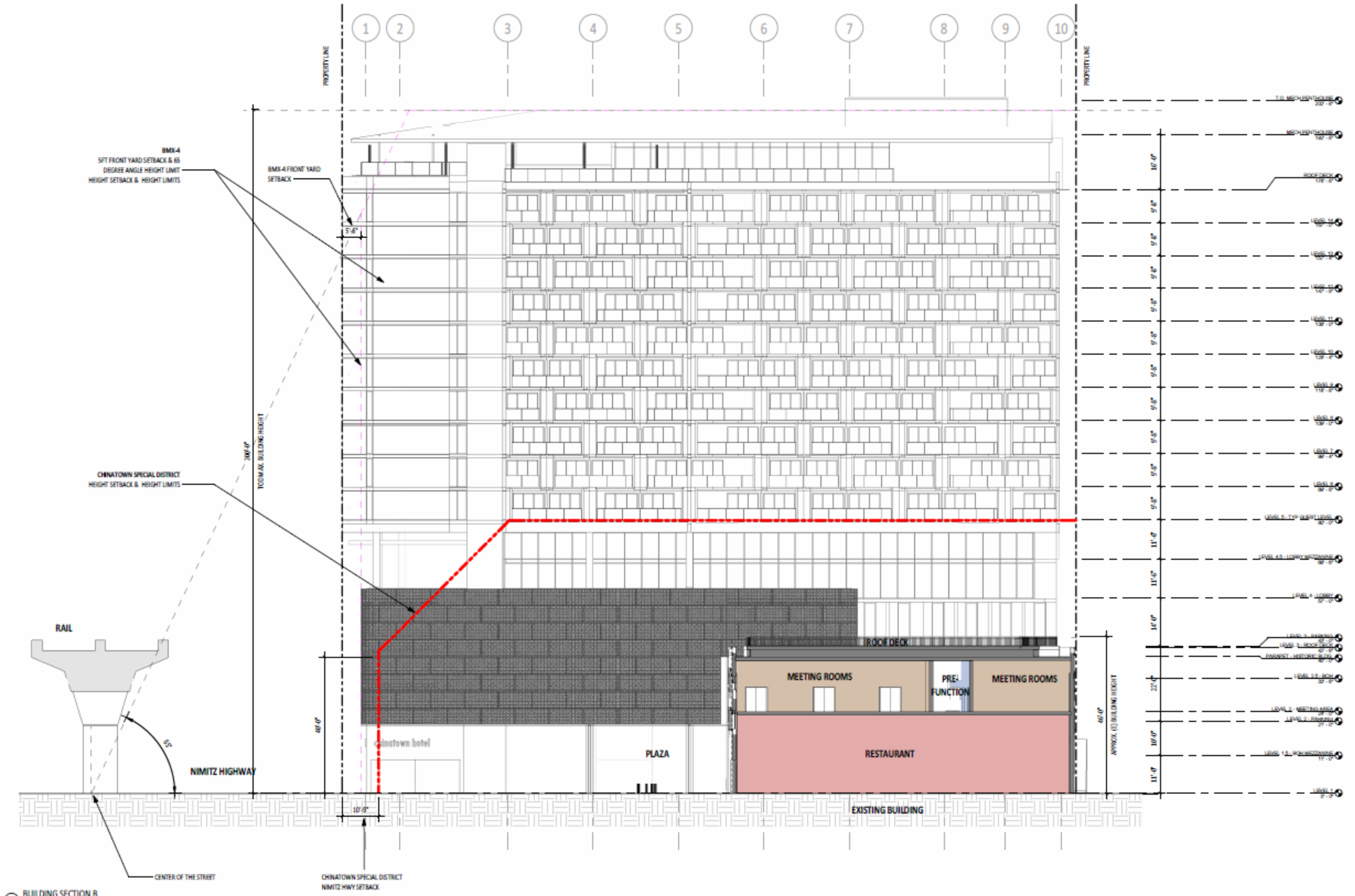


1 WEST ELEVATION

0 16' 32'



1 BUILDING SECTION A



1 BUILDING SECTION B

0 16' 32'

Requested IPD-T Exemptions

1. Exemption from LUO to exceed the maximum floor area without the required open space bonus
2. Exemption from LUO to exceed the maximum height
3. Exemption from LUO to encroach into the BMX-4 transition height setback
4. Exemption from LUO to provide less than the required loading
5. Exemption from LUO Makai Precinct Yard and Height Setback to allow encroachment on Nimitz Frontage
6. Exemption from LUO Makai Precinct ~~to allow a shared bike station in the front yard and~~ to forego having to construct planter boxes at parking levels
7. ~~Exemption form the LUO for certain sign standards~~



EXISTING SITE

PROPOSED BUILDING W/ BMX-4 BUILDABLE VOLUME WITH TOD MAXIMUM HEIGHT LIMIT

PROPOSED BUILDING W/ CHINATOWN SPECIAL DISTRICT BUILDABLE VOLUME

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Proposed Public Benefits

Kekaulike Street Improvements Contribution	Cash contribution to assist City in completing Phase 2 of planned improvements
~~**Historic Structure Preservation/Renovation**~~	Provide for roof and second floor meeting space to be available to certain groups free of charge
Ten car-sharing spaces and vehicles accessible to the public	Car sharing spaces and vehicles to be accessible to the public
Fifteen bike-sharing station accessible to public	Construct bike share station to provide the public with conveniently accessible bikes
~~**Adopt-A-Block in accordance with existing city DFM program**~~	Provide 20 clean up events for streets contiguous to the Project within a ten-year time
King Street Bus Stop Enhancements	Provide additional bus stop seating units per DTS requirements

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Potential Public Benefits cont.

TDM Measures for Alternate Transportation Modes	Free, reduce fare, or reimbursement of transit passes and/or free shuttle service for guests, customers, and employees among other benefits
~~Narcissus Festival Contribution~~	Annual cash contribution to the nonprofit organizing this event for 10 years
~~Night in Chinatown Contribution~~	Annual cash contribution to the nonprofit organizing this event for 10 years
Affordable Housing Contribution	One-time Cash contribution to the City's Affordable Housing Fund
Maunakea and King Street Connection	Off-site improvements to provide public pedestrian connections from Maunakea and King Street to the Dining Alley

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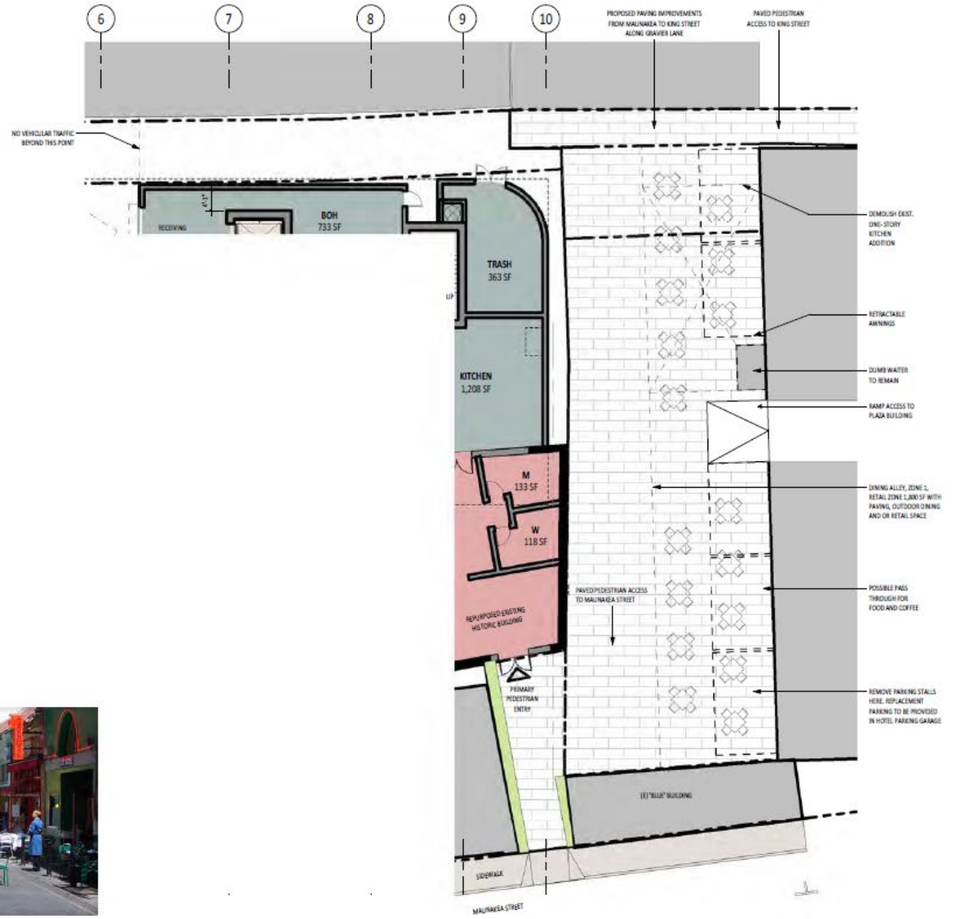
Potential Public Benefits cont.

Dining Alley



PRECEDENT IMAGES



LEVEL 1 - DINING ALLEY PLAN

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Entitlements

Proposed DPP amendments

- The proposed DPP changes would increase the estimated cost of public benefits within two years of Project opening from $3,216,600 to $5,235,600 of which $3,514,000 would be cash contributions. These changes do put the Applicant at their limit of what can be afforded.
- The proposed DPP changes would eliminate benefits relating to Adopt-A-Block, Nacissus Festival, and Night in Chinatown events in favor of increasing one time cash contributions to the Kekaulike Street Improvements and Affordable Housing Fund.
- We do not plan to object to the proposed DPP changes, if council feels they better align with the current city objectives, but we would support smaller increases so some or all the eliminated benefits can be provided.
- However, if the shared bike stations must be relocated, we would like an exemption from the required short-term bike stalls so the shared station can be put in its place.

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TOD Policies

Project Supports a TOD enhanced Chinatown Neighborhood

- Providing direct financial support for the city's bus and rail facilities,
- Expanding the available transportation modes that will reduce reliance on vehicular travel by constructing on-site car-sharing and bicycle sharing facilities for public use, providing private bicycle facilities for guests and employees, and adoption of TDM strategies,
- Providing access to open and meeting spaces, including the retention, and repurposing of an existing historic building by developing a new pedestrian plaza and refurbished historic building, and
- Introducing a new use that increases economic opportunity and employment diversity in the Chinatown neighborhood with a hotel use that expands the historical business activity hours of Chinatown and creates a new retail/dining venue courtyard (Dining Alley) between buildings.

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Summary

Tourism revenues have disproportionately benefited other districts; this Project will shift some of that benefit to Chinatown where it will make a significant impact because the proposed hotel will be a catalyst for Chinatown in several ways:

- The hotel will be an active community member.
- The hotel will attract new businesses and support existing businesses that provide services to the hotel, its guests, and employees.
- The hotel will contribute to a safer and cleaner environment by ensuring the area and streets nearby are kept clean and safe by its increased activity and its cleaning efforts on streets around it.
- The hotel expects to provide $18,900,000 annually into the Chinatown community directly from its visitor spending and provide direct government benefit through increased tax collections.





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Chinatown Hotel Development



Mahalo!

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