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'IKENĀKEA

Hale O Lipoa

Honolulu City Council Zoning Committee
January 16, 2025

MISC. COM. 19
ZON

Who We Are

‘Ikenākea means “having great wisdom with a specific vision for the community and aiming to breathe this vision into existence in the community”. It is a Hawaiian word that encapsulates our mission to turn our dreams into reality.

Principles

We are stewards of the land, inspired by the philosophy of Aloha ‘Āina - the profound love and respect for the land. We recognize that development need not come at the cost of the land; it can thrive in harmony with it.

Experience

2,959 residential units within 37 projects created in Hawai‘i and California.

Commitment & Approach

Our sustainability commitment, rooted in ‘Pono for the Land,’ echoes ancient Hawaiian harmony. With organic practices and community-focused designs, we create vibrant ecosystems. Inspired by paddling’s unity, our team collaborates to build sustainable communities honoring Hawaiian values.

Our developments are based on holistic solutions that consider affordability, sustainability, transportation, and community amenities.



HALE O LIPOA – Project Location



HALE O LIPOA – Project Site



HALE O LIPOA – Site & Zoning Information

TMK No.	(1) 9-8-014-021
Land Area	42,000 sq. ft.
County Zoning	BMX-3
Development Plan Area	Primary Urban Center
Flood Zone	X – Beyond 500 Year Flood Plain
State Land Use District	Urban District
SMA	In SMA
TOD Special District	Yes
Sea Level Rise Exposure Area	Outside of 3.2 ft exposure area



Existing Use: low-rise apartment complex built over 50 years ago in 1970



Special Management Area

Early pre-consultation with community - November 2023

Summary of Community Concerns:

Reduction in quantity and quality of water resources

Final Environmental Assessment (EA)

Addressed DPP, OHA and community concerns regarding water resources
Hydrogeological Assessment conducted

Finding of No Significant Impact (FONSI) issued by DPP August 9, 2024

No significant impacts upon water resources important to nearby
traditional agriculture and aquaculture



Cultural considerations and mitigation measures

Utilizing Board of Water Supply Water System

Water Conservation Measures

- Rain Catchment
- Drought Tolerant Plants
- Native Landscaping
- Permeable Surfaces
- Ultra-Low Flow Water Fixtures

Incorporation of cultural design elements and education focusing on the history and importance of the historical context of the area



Stormwater Drainage

During Construction Best Management Practices

- Erosion Control Measures
- Limiting Site Grading
- Silt Fencing
- Stormwater pollution prevention plan
- Drainage catchment basin

Onsite Drainage

- Permeable surfaces
- Natural filtration with native landscaping
- Operational and management procedures implemented to control erosion and reduce potential pollutants

Offsite Drainage

- Will not increase the amount of stormwater runoff from site compared to existing conditions
- Minimizing the amount of discharged stormwater into canal/stream
- Remaining stormwater to be diverted to city drainage and areas designed to remove potential pollutants





MAHALO

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Changes may occur due to modifications in project plans, market conditions, policy adjustments, regulatory requirements, or other factors that may arise during the course of the project's development and execution. We encourage stakeholders, interested parties, and the community to stay engaged for updates as the project progresses.

For the most current information and details about this project, please visit our website at www.ikenakea.com and contact our project team directly by using the “Contact” feature on our website.