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DEPARTMENT OF PLANNING AND PERMITTING
KA ʻOIHANA HOʻOLĀLĀ A ME NĀ PALAPALA ʻAE
CITY AND COUNTY OF HONOLULU

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May 19, 2026

The Honorable Esther Kiaʻāina, Chair
and Members
Committee on Zoning and Planning
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Kiaʻāina and Councilmembers:

SUBJECT: Resolution 26-127 Public Infrastructure Map Amendment for the Acquisition of the Queen Theater

The Department of Planning and Permitting (DPP) opposes Resolution 26-127, which proposes to add a Government Building (GB) symbol to the Project Site on the Primary Urban Center Development Plan Public Infrastructure Map (PIM).

As noted in Departmental Communication 280 (2026), which provides comments on the proposed amendments to Bill 23 (2026), CD1, the Department of Housing and Land Management (DHLM) expressed the following concerns with the potential acquisition of the Queen Theatre:

"Based on site inspection and discussions with the owner, several significant constraints exist that render this property an extremely poor acquisition candidate: the structure has been vacant for many years and is in extremely poor condition, there are known environmental issues including asbestos, lead-based paint and mold, the interior includes a sloping, concrete floor, and the site itself is severely constrained with no parking area, and no laydown area if redeveloped. Most significantly, the current property owner has been unwilling to proceed with a voluntary condemnation proceeding, which introduces additional legal and timing considerations. Given those factors, the absence of a clearly defined public purpose at this time, a clear strategy for repositioning of the property or an identified sponsor to undertake such a repositioning effort, DHLM does not believe it would be prudent to proceed with an immediate acquisition of the property. DHLM remains open to continued discussions with the owner and the community if a feasible path forward emerges."

DEPT. COM. 349(26) ZON

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

APPROVED:

Michael D. Formby, Managing Director
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