

the opportunity.

Two station-adjacent historic buildings—the Holau Market and Ai-Goto—are offered as prime adaptive reuse opportunities in the heart of Chinatown. There is also potential to build on the transit station site and incorporate the station into a larger building. Zoning allows for up to 80' in height, providing significant development potential adjacent to these one-story buildings. The station and retail concessions could also be linked to an adjacent city-owned mixed use building. Chinatown offers a unique sense of place, a burgeoning arts and restaurant scene, and a tight rental market that suggests strong demand for new housing. In advance of the rail station opening, the Honolulu Authority for Rapid Transportation (HART) has awarded multiple façade improvement grants to local Chinatown businesses. City investments in nearby parks and streetscapes are also underway.



Transit-Oriented Development

City and County of Honolulu
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TODHonolulu



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city & county of honolulu

chinatown

OPPORTUNITY



the station area.

The Chinatown neighborhood is a vibrant urban district on the National Register of Historic Places, within easy walking distance of Honolulu’s central business district and Honolulu Harbor. The district is home to a wide variety of businesses, restaurants, and cultural institutions. It is surrounded by high-density housing, parks, and a few development sites. Investment in Chinatown has been a City priority for many years, with the following improvements planned or underway in preparation for rail transit service:

- Conversion of Kekaulike Street into a shared street/transit plaza
- Pedestrian improvements and new bicycle lanes
- High-speed public Wi-Fi

Rail Travel Time to (including stops):
 Pearlridge Station | 19 mins
 Honolulu International Airport Station | 11 mins
 Downtown Station | 1 min
 Ala Moana Center Station | 5 mins

DEMOGRAPHIC SNAPSHOT (2017) <small>SOURCE: ESRI</small>	CHINATOWN SUBMARKET	1-MILE STATION AREA	O’AHU
Population	15,982	40,268	1,014,211
Households	7,083	16,566	953,207
Average Household Size	2.13	2.31	2.95
Median Household Income	\$49,260	\$50,618	\$77,774
HOUSING UNITS			
Owner-Occupied	1,833	4,903	181,452
Renter-Occupied	5,251	11,663	144,234

REAL ESTATE MARKET SNAPSHOT	CHINATOWN/ DOWNTOWN SUBMARKET	O’AHU
RESIDENTIAL		
Estimated 2-Bedroom Rent for New Multifamily	\$3,100 - \$4,100	N/A
Average Residential Rent PSF*	\$2.49	\$2.44
Median Condo Sale Price PSF	\$613	\$517
RETAIL		
Average Retail Rent PSF	\$2.56	\$2.99

*Average rents do not include condos being rented out. Average rents are likely significantly higher than those shown.



Renderings of the Chinatown Station (left) and potential TOD along Nimitz Highway (right)

property info.

Property Owner: Honolulu Authority for Rapid Transportation (HART)
 Zoning: Business Mixed Use (BMX-4)
 Building Height: Max. 80’
 FAR: Max. 7.5
 Land size: 23,806 square feet
 TMKs: 1-7-002:026
 Site Addresses: 936 to 942 Kekaulike Street
 168 & 174 North Nimitz Highway
 Honolulu, Hawai’i 96817
 Council District: 6 - Carol Fukunaga



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