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## Tower near Hawaii Convention Center will include 125 hotel units

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A condominium-hotel planned for a corner across from the Hawaii Convention Center in Honolulu will include 109 condo units and 125 hotel rooms in a 400-foot mixed-use tower, according to public documents filed by the developer.

The 234-unit Manaolana Place Hotel and Residential Condominium Development project at the corner of Kapiolani Boulevard and Atkinson Drive also will include a hotel lobby, residential activity and park areas, a ballroom, a pool and spa, four levels of parking with about 276 spaces, retail and restaurants, according to a permit application filed with the City and County of Honolulu's Department of Planning and Permitting.

Developers Jim Ratkovich and Bill Witte have inked a joint-venture agreement with Japan-based Kajima Kagaku USA Inc. on the Manaolana Place project. Ratkovich is CEO of James Ratkovich & Associates Inc., a Los Angeles-based real estate advisory and development firm that has developed other projects in Hawaii, while Witte is president of Salem Partners, a Los Angeles-based investment bank and wealth management firm,

Ratkovich and Witte, who formed Manaolana Partners for the development, and Kajima Kagaku have agreed to combine their properties, which total about 51,000 square feet, to build the 400-foot high-rise project that was first reported by PBN.

Manaolana Partners' lot is about 36,000 square feet and is located behind the Atkinson Center, which includes such retailers as 7-Eleven, Subway and Supercuts.



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A rendering of the "Manaolana Place" mixed-use project at the corner of Atkinson Drive and Kapiolani Boulevard in Honolulu across from the Hawaii Convention Center

Kaijima Kagaku's lot, which is occupied by the Atkinson Center, is about 15,000 square feet.

A public hearing on the project is scheduled for June 3 at 10:30 a.m. at the Mission Memorial Auditorium in Honolulu.

**Duane Shimogawa**

Reporter

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