

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-80, CD1

RESOLUTION

AMENDING RESOLUTION 17-221, CD1, AS AMENDED BY RESOLUTION 20-170, CD1, AS FURTHER AMENDED BY RESOLUTION 23-272, CD1, TO FURTHER EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT LOCATED AT 1500 KAPI'OLANI BOULEVARD, AND TO APPROVE CERTAIN PROJECT MODIFICATIONS.

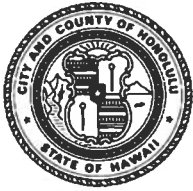
WHEREAS, on September 6, 2017, the City Council ("Council"), by adoption of Resolution 17-221, CD1, approved a conceptual plan for an Interim Planned Development-Transit ("IPD-T") Project proposed by Mana'olana Partners 1500, LLC (the "Applicant"), to redevelop 78,973 square feet of land zoned BMX-3 Community Business Mixed-Use District with a mixed-use hotel (444 hotel units), residential (six penthouse residential units), affordable housing (78 affordable rental units), and commercial (ground floor commercial and restaurant space) Project located at 1460, 1470, 1488, and 1500 Kapi'olani Boulevard, within the Ala Moana Neighborhood Transit-Oriented Development Plan area, formerly identified as Tax Map Key Numbers 2-3-021:007 through 010, and currently identified as Tax Map Key Numbers 2-3-021:043 and 044 (the "Project"); and

WHEREAS, on December 26, 2017, the Department of Planning and Permitting ("DPP") reviewed and approved detailed plans for the Project as a Special District ("SD") Major Permit (File Number 2017/SDD-24) pursuant to § 21-2.110-2(h), Revised Ordinances of Honolulu 2021 ("ROH"); and

WHEREAS, Resolution 17-221, CD1, required that a building permit for the Project be issued within two years after the date a SD Major Permit is issued for the Project, resulting in a deadline of December 26, 2019; and

WHEREAS, prior to the deadline to obtain a building permit for the Project of December 26, 2019, the DPP approved a one-year extension of the deadline (as allowed under Resolution 17-221, CD1) resulting in a new deadline of December 26, 2020; and

WHEREAS, on August 19, 2020, the Council, by adoption of Resolution 20-170, CD1, amended Resolution 17-221, CD1, and approved a further three-year extension of the deadline to obtain a building permit for the Project, resulting in a new deadline of December 26, 2023; and



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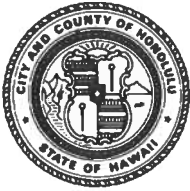
WHEREAS, on December 6, 2023, the Council, by adoption of Resolution 23-272, CD1, amended Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, and approved a 120-day extension of the deadline to obtain a building permit for the Project, resulting in a new deadline of April 24, 2024, with the expectation that within the extended 120-day period, the Applicant would submit to the DPP for review and recommendation, a Project modification proposal that is of benefit to the community, together with a request for a further extension of the deadline to obtain a building permit for the Project to implement the Project modification proposal, all of which must be approved by the Council; and

WHEREAS, the Applicant proposes a Project modification to increase the number of affordable rental units from 78 dwelling units to 109 dwelling units consisting of eight studio units and 101 one-bedroom units, which would result in approximately 20 percent of the total 560 Project units being affordable and rented to senior households (age 55 years or older) earning 80 percent or below of the area median income for Honolulu for a minimum 60-year period (one two-bedroom unit in the Project's affordable housing tower will be a manager's unit); and

WHEREAS, the Applicant proposes to add the 31 additional affordable rental units to the affordable unit tower that will be constructed above the existing parking structure (see Exhibits A-1 and A-2), convert one level of parking into a floor of affordable units (see Exhibit A-3), modify the floor plans of the affordable unit tower (see Exhibits A-4 and A-5), and modify the floor plans to reduce the total floor area of the condo-hotel towers (see Exhibits A-6 and A-7), so that the 400-foot height limit and maximum floor area ratio ("FAR") of 9.215 for the Project is maintained; and

WHEREAS, the Applicant also requests a further 36-month extension of the deadline to obtain a building permit for the Project, which if approved by the Council would result in a new deadline to obtain a building permit for the modified Project of April 24, 2024; and

WHEREAS, as justification for an extension of the deadline to obtain a building permit for the Project, the Applicant cites the prolonged and unpredictable impacts of the COVID-19 pandemic, which destabilized the local economy and reduced domestic and international financing of local projects; the Applicant has faced difficulty securing domestic and international financing for the Project due to higher interest rates, inflation, and high consumer prices, and the Applicant believes the 36-month extension represents a realistic time frame for the Project based on the expected recovery of the local economy; and



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WHEREAS, on March 27, 2024, the DPP, having duly considered the Applicant's Project modification proposal and request for a further three-year extension of the deadline to obtain a building permit for the Project, completed its report and transmitted its findings and recommendation of approval to the Council; and

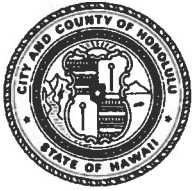
WHEREAS, the Council, having received the findings and recommendation of the DPP on March 27, 2024, by Departmental Communication 211 (2024), and having duly considered the matter, desires to approve the Project modification and the requested 36-month extension of the deadline to obtain a building permit for the modified Project; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 17-221, CD1, is amended by amending Condition F to read in its entirety as follows:

"F. The Applicant shall provide a minimum of 109 affordable units, consisting of eight studio units and 101 one-bedroom units (subject to adjustments required under the DPP's Affordable Housing Rules) to be rented to senior households (age 55 years or older) earning 80 percent or below of the area median income determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI"), and to remain affordable for a minimum period of 60 years. Application of the Affordable Housing Rules is required, including the room factor calculation. One two-bedroom unit in the Project's affordable housing tower will be a manager's unit. A certificate of occupancy for the required affordable rental units must be issued prior to the issuance of a certificate of occupancy for the condo-hotel units and penthouse residential units."

BE IT FURTHER RESOLVED that Resolution 17-221, CD1, is amended by amending Condition S to read in its entirety as follows:

"S. The Project must conform to the updated conceptual plan approved by Resolution 24-80, CD1, and attached thereto as Exhibit B, which is incorporated by reference herein, and all conditions established herein and pursuant to Resolution 20-170, CD1, Resolution 23-272, CD1, and Resolution 24-80, CD1. Minor modifications to the Project that do not significantly alter the size or nature of the Project and remain in conformance with the updated conceptual plan and all conditions in Resolution 17-221, CD1, Resolution 20-170, CD1, and



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Resolution 23-272, CD1, may be approved by the DPP Director. Any increase in height or density of the Project, or other significant alteration or change to the conceptual plan will be considered a major modification and require Council approval; and"

BE IT FURTHER RESOLVED that Resolution 20-170, CD1, is amended by amending Condition A to read in its entirety as follows:

"A. Except as modified by these conditions of approval, the Project must:

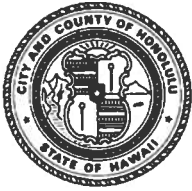
1. Conform to the updated conceptual plan approved by Resolution 24-80, CD1, and attached thereto as Exhibit B;
2. Comply with the conditions of approval set forth in Resolution 17-221, CD1, as amended by Resolution 24-80, CD1; and
3. Comply with the conditions of approval set forth in the Project's Special District Permit (File Number 2017/SDD-24), as amended, to reflect the amendments made by Resolution 24-80, CD1."

BE IT FURTHER RESOLVED that the Director of Planning and Permitting shall amend the Project's Special District Major Permit (File Number 2017/SDD-24) to reflect the amendments to Conditions F and S of Resolution 17-221, CD1, as set forth above; and

BE IT FURTHER RESOLVED that within 12 months after the effective date of this resolution, the Applicant shall submit to the DPP for review and execution an updated 1500 Kapiolani Affordable Housing Regulatory Agreement to reflect the amendments to Conditions F and S of Resolution 17-221, CD1, as set forth above; and

BE IT FURTHER RESOLVED that Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, and as further amended by Resolution 23-272, CD1, is further amended to extend the deadline to obtain a building permit for the Project by 36 months, to April 24, 2027; and

BE IT FURTHER RESOLVED that except as modified herein, all other conditions and provisions of Resolution 17-221, CD1, Resolution 20-170, CD1, and Resolution 23-272, CD1, are ratified and confirmed, and remain in full force and effect; and



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; Mana'olana Partners 1500, LLC, 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California 90025-7201; and Isaiah T. K. Sato, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawai'i 96819-3494.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

March 28, 2024
Honolulu, Hawai'i

Councilmembers

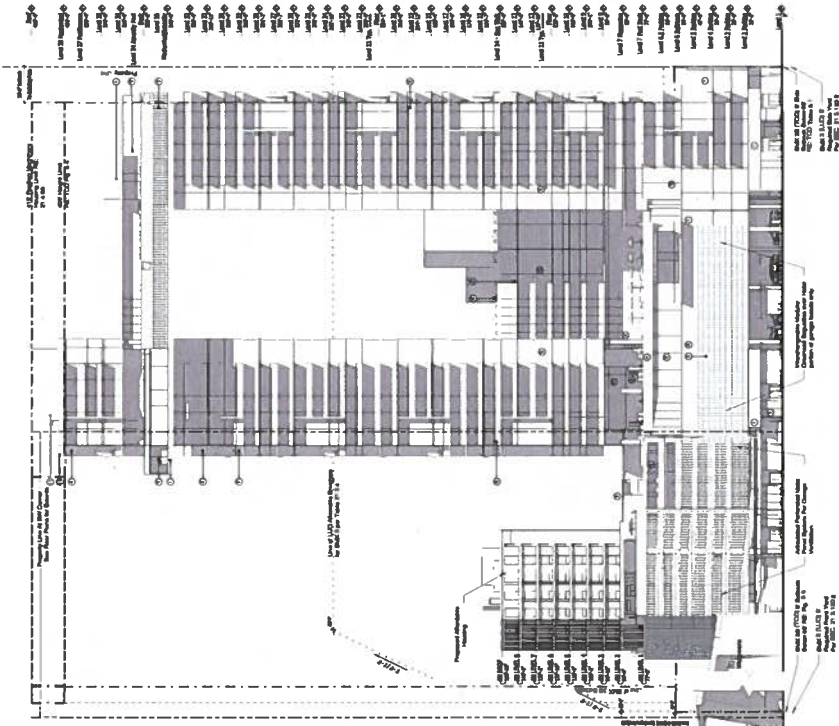


1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

0 10 20 40
SCALE 1" = 20'-0"

FIFTEEN HUNDRED KAPIOLANI

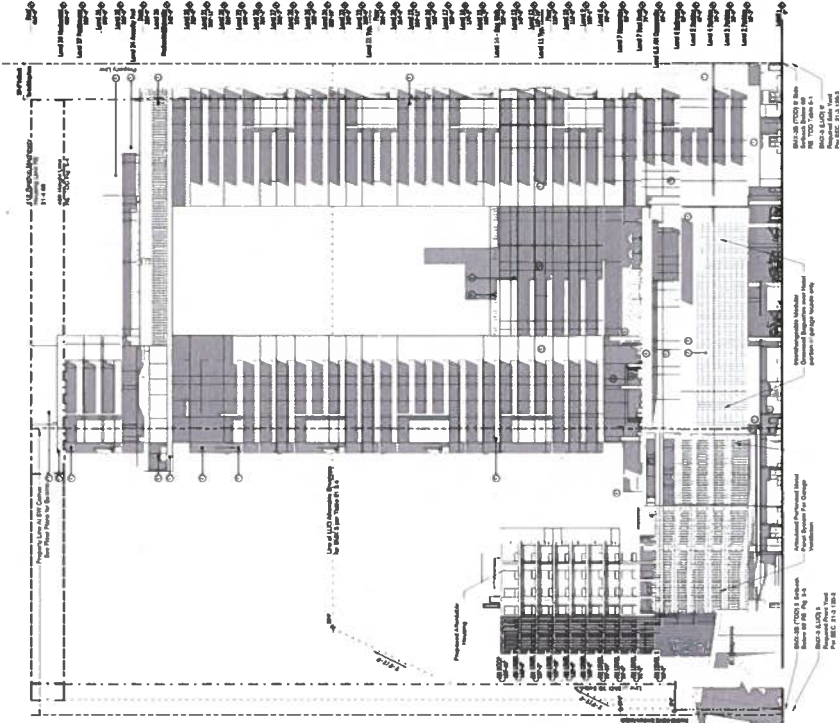
- BOUNDARY LINE KEY**
- ① DARK COLORED STONE ON METAL PANELS
 - ② CRISTALLI CONTINUED LAMP
 - ③ CRISTALLI CONTINUED LAMP
 - ④ METAL COLORED METAL PANELS WITH STAINLESS STEEL
 - ⑤ LIGHT COLORED STONE ON METAL PANELS
 - ⑥ HIGH PERFORMANCE GLAZED CLIMATEWALL
 - ⑦ LIGHT COLORED STONE ON METAL PANELS
 - ⑧ CRISTALLI CONTINUED LAMP
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KAPIOLANI (SOUTH) ELEVATION
1/12/24

August 31, 2017

- BOUNDARY LINE KEY**
- ① DARK COLORED STONE ON METAL PANELS
 - ② CRISTALLI CONTINUED LAMP
 - ③ CRISTALLI CONTINUED LAMP
 - ④ METAL COLORED METAL PANELS WITH STAINLESS STEEL
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KAPIOLANI (SOUTH) ELEVATION
1/12/24

February 06, 2024

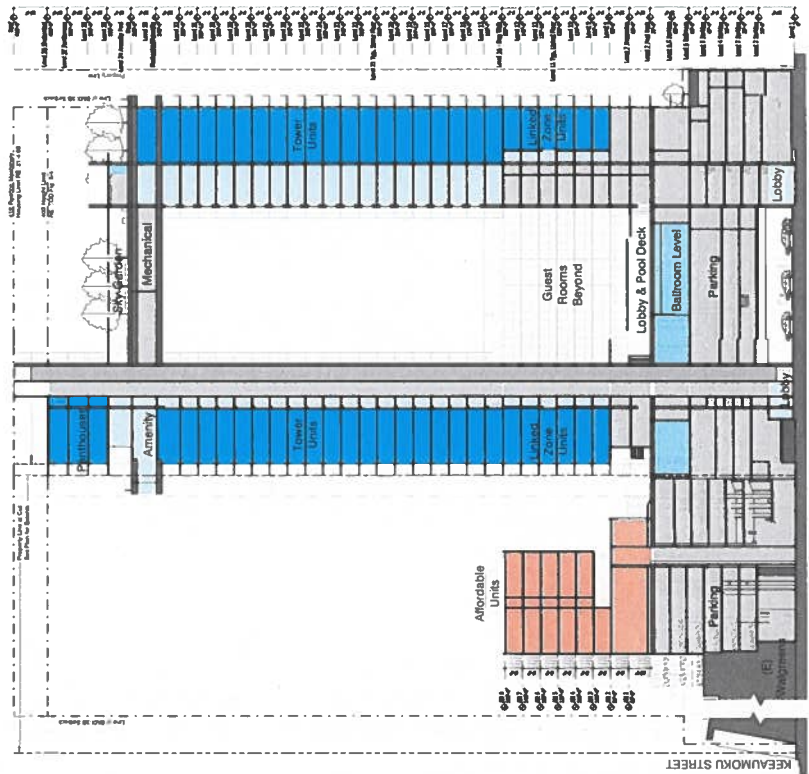
KAPIOLANI ELEVATION

EXHIBIT A-1

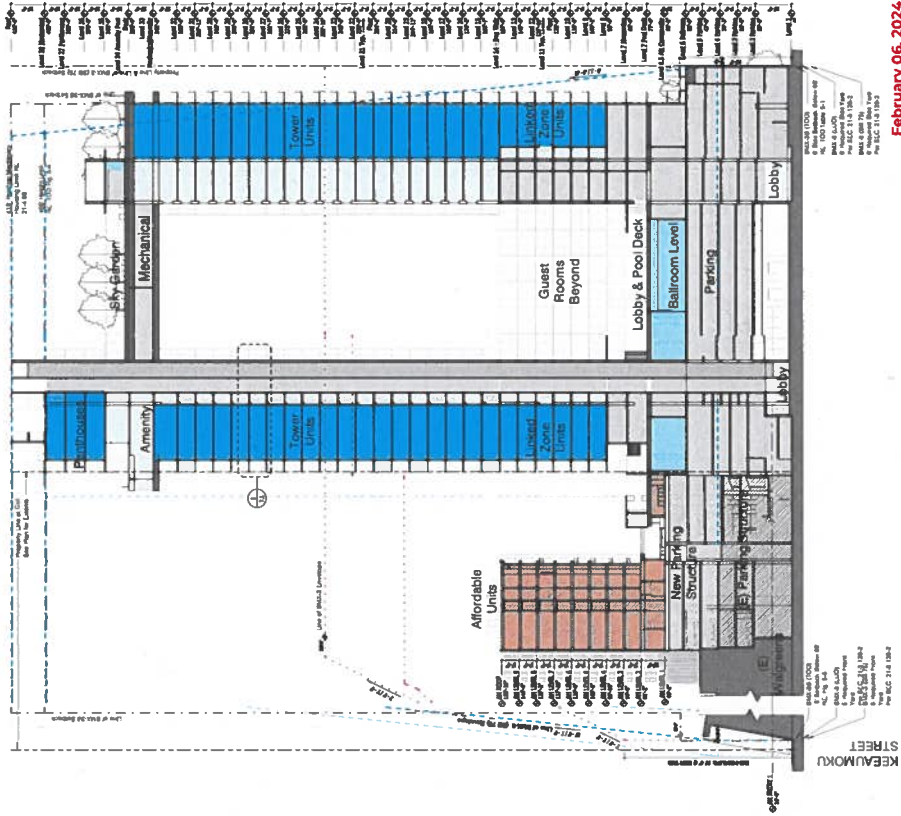


1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

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SCALE 1" = 20'-0"



August 31, 2017

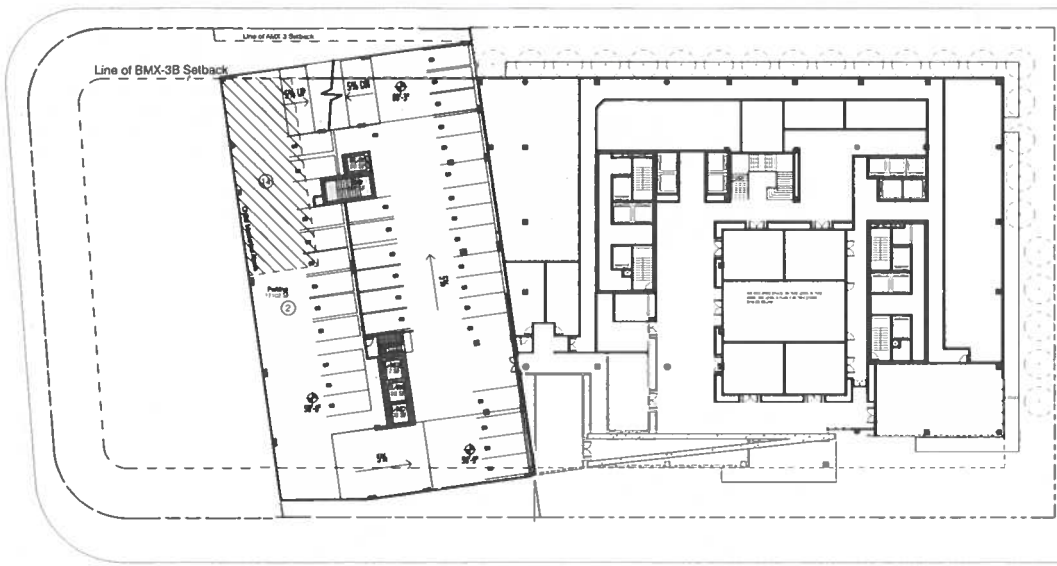


February 06, 2024

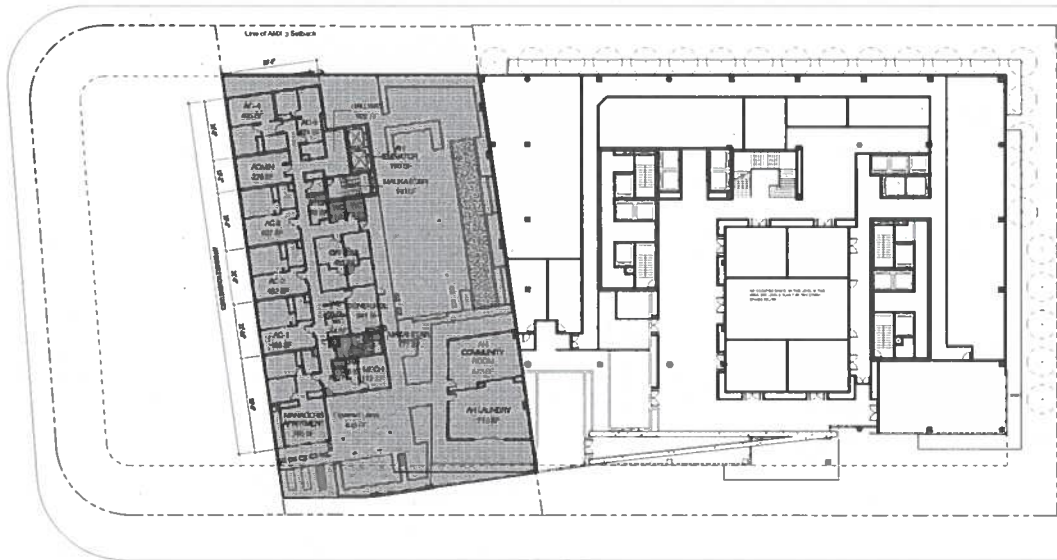
E/W SECTION

EXHIBIT A-2

FIFTEEN HUNDRED KAPIOLANI



August 31, 2017



February 06, 2024

LEVEL 6.5 AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

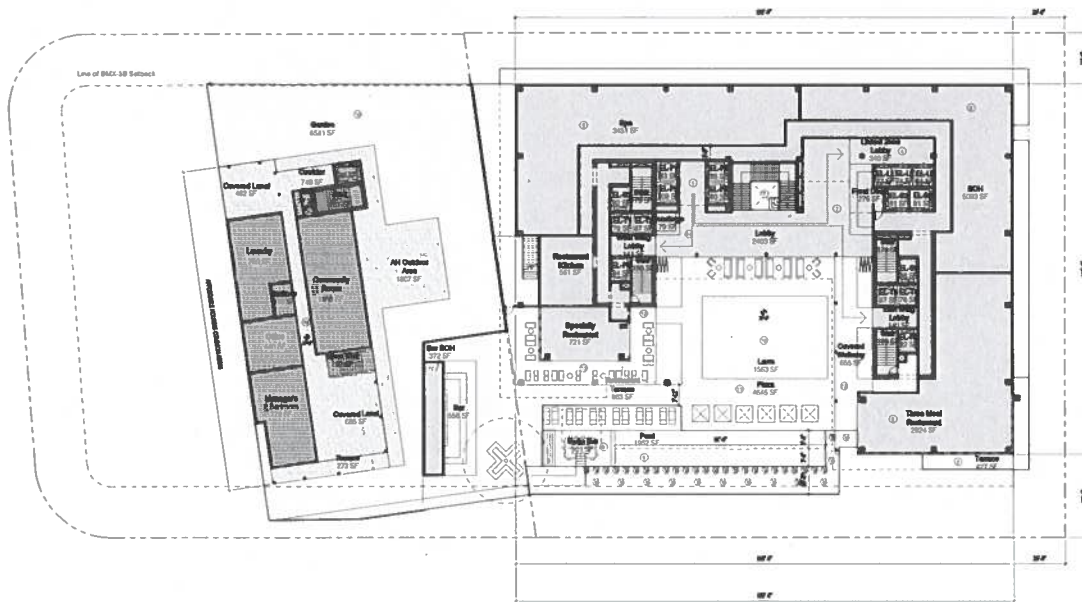
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EXHIBIT A-3

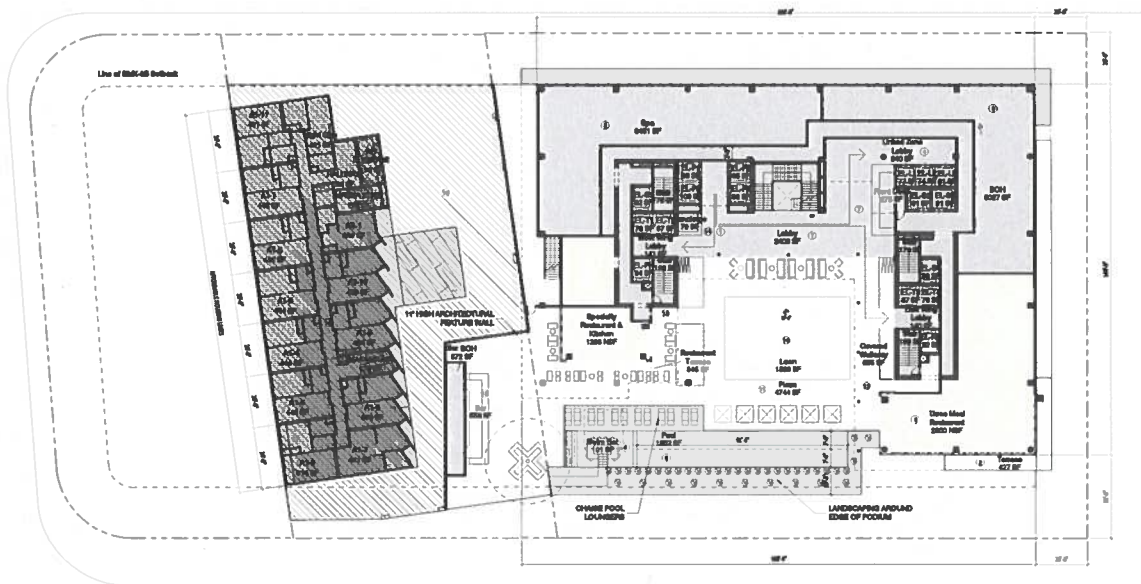


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LEVEL 7 POOL DECK PLAN



August 31, 2017



February 06, 2024

EXHIBIT A-4

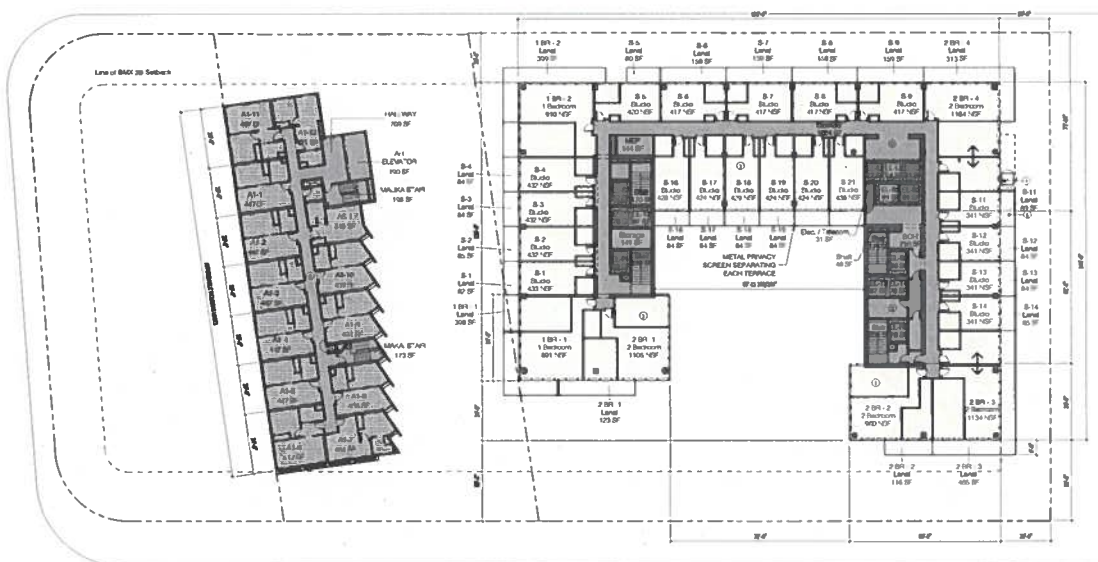


1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

LEVEL 11 TYP. LINKED FLOOR PLAN



AUGUST 31, 2017

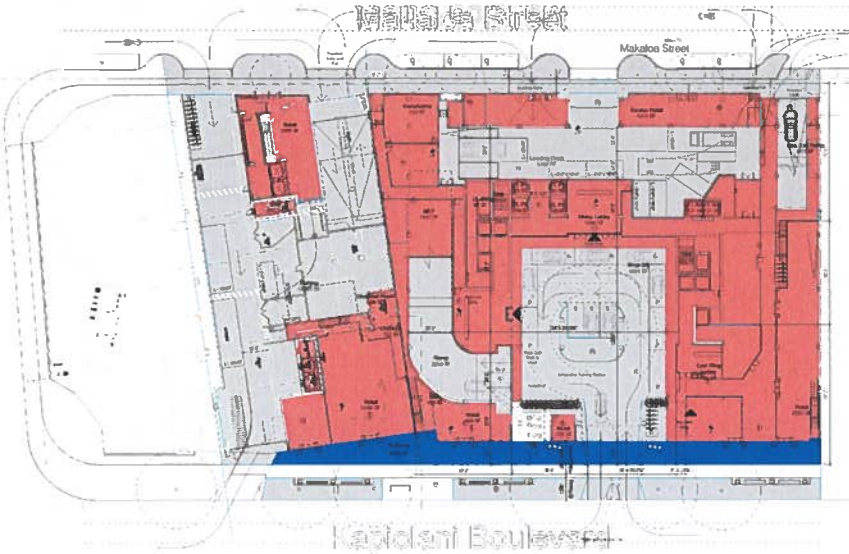


FEBRUARY 06, 2024

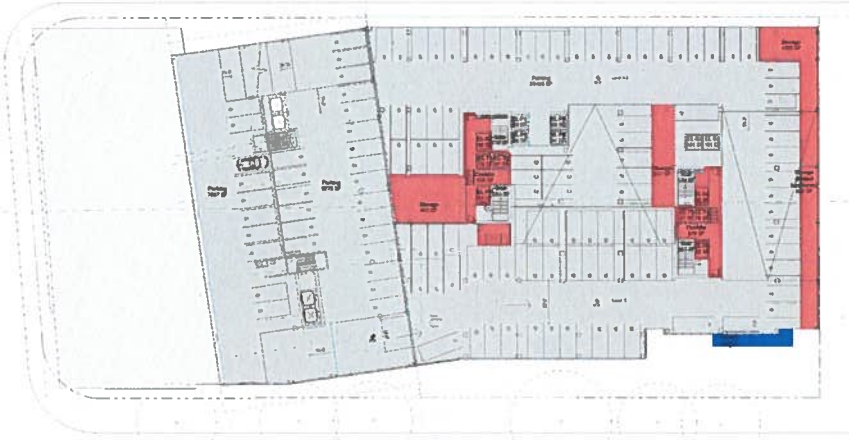
EXHIBIT A-5



1500 KAPOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024



GROUND LEVEL LUO AREA REMOVED



LEVEL 5 LUO AREA REMOVED

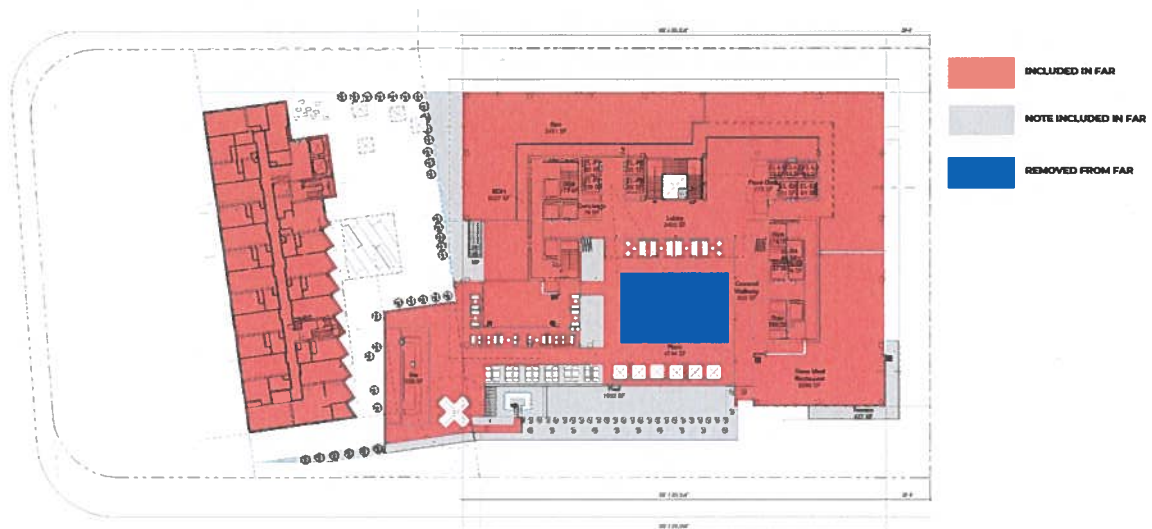


LEVEL 6 LUO AREA REMOVED

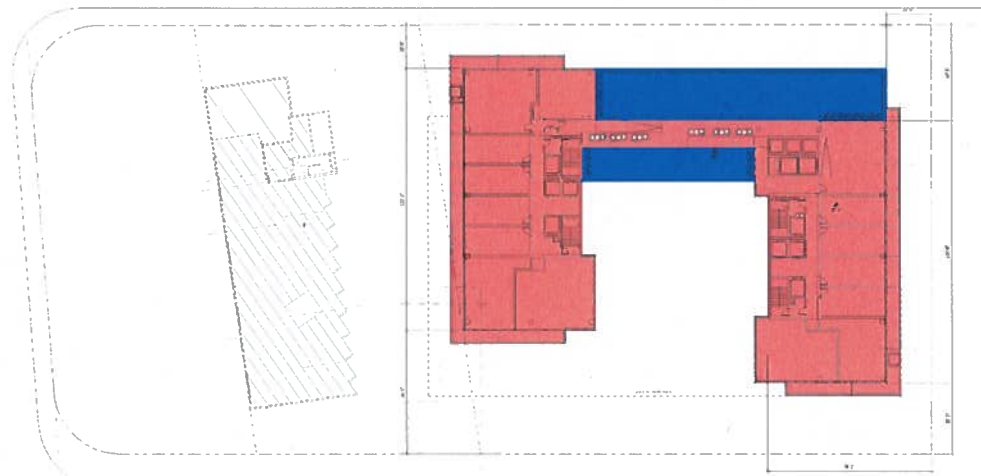
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- REMOVED FROM FAR

LUO AREA REDUCTION PLANS

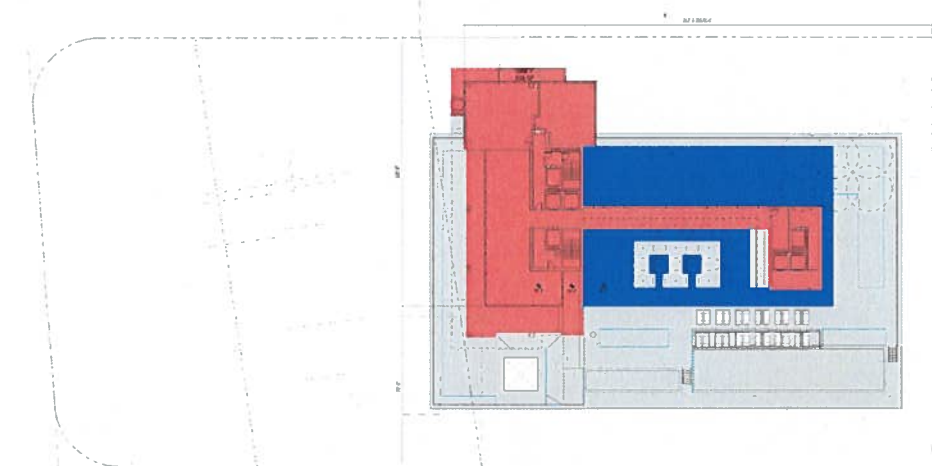
LUO AREA REDUCTION PLANS



LEVEL 7 LUO AREA REMOVED



LEVEL 14 LUO AREA REMOVED

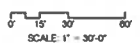


LEVEL 34 LUO AREA REMOVED



EXHIBIT A-7

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 06 FEB 2024



FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814
3 APRIL 2017

RETYPE DATE SET: 09 APR 1997 2021
06 FEBRUARY 2024

EXHIBIT B

PROJECT LOCATION
SITE ANALYSIS AND OPPORTUNITIES
PREVIOUS CONCEPTS
CONCEPTS & MASSING
PROJECT INFORMATION
OPEN SPACE, AMENITY SPACE, AND PARK SPACE ANALYSIS
DEMOLITION PLAN
SETBACK ANALYSIS
UTILITY PLAN
SITE PLAN
LANDSCAPE PLAN
FLOOR PLANS
SHADOW STUDY
ELEVATORING DIAGRAM
SECTIONS
ELEVATIONS
3D ENVELOPE ANALYSIS
CONTEXT VIEWS
PERSPECTIVES
STREETSCAPE CONCEPTS
COMMUNITY BENEFITS
SUSTAINABILITY CONCEPTS

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PROJECT LOCATION

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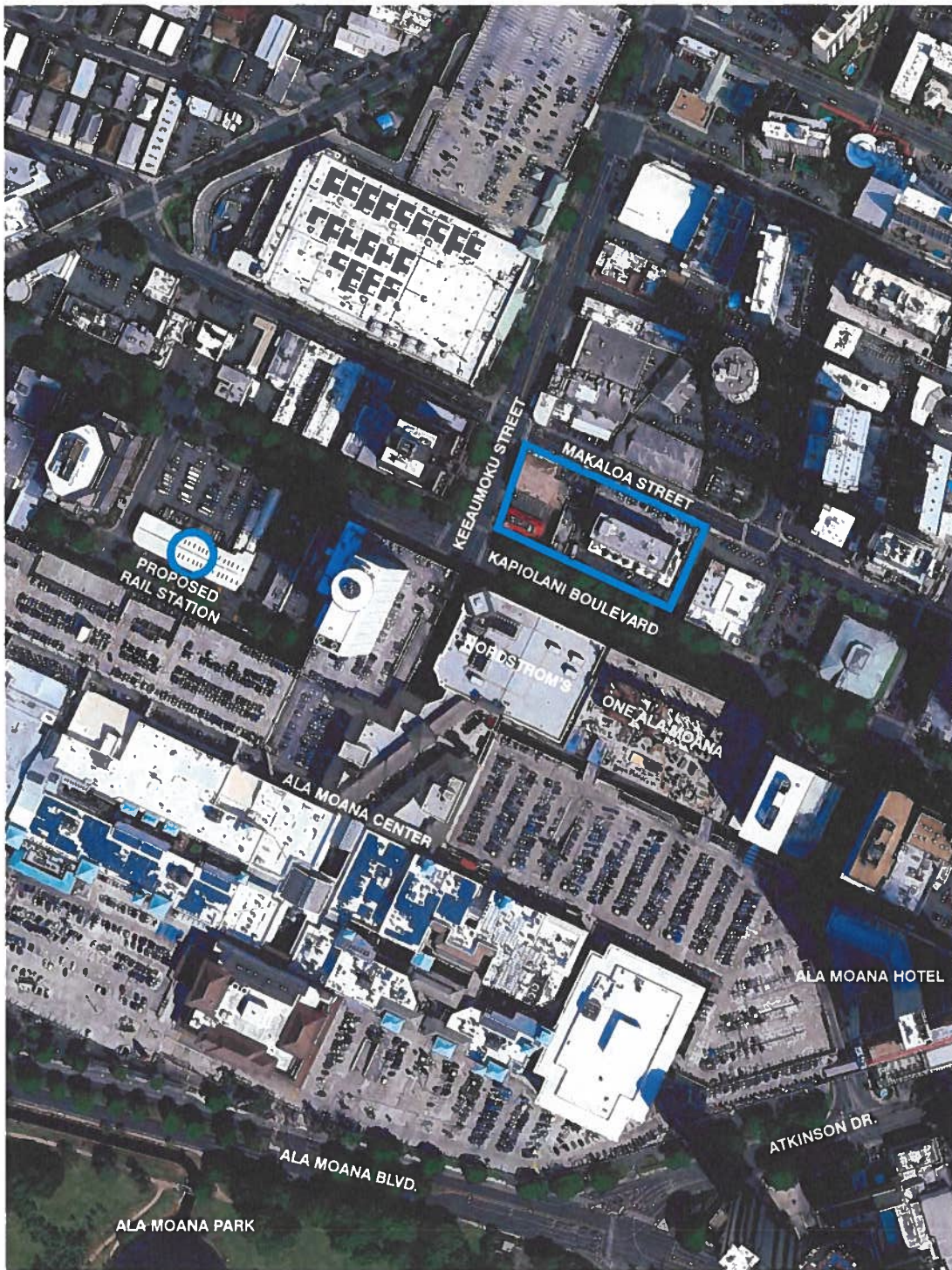


1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

NOT TO SCALE



FIFTEEN HUNDRED KAPIOLANI



PROJECT LOCATION



FIFTEEN HUNDRED KAPIOLANI



ahl.



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

NOT TO SCALE





VIEW, SOLAR, AND AXIS ANALYSIS

SITE ANALYSIS AND OPPORTUNITIES

Site Opportunities

Create a simple and iconic form befitting the prestige of Kapiolani Boulevard that is distinctly visible from Kahnamoku Lagoon, the Ala Moana Center, and other areas of the city.

Align the podium with the existing parking garage to create a seamless street frontage.

Create two separate towers, allowing them to be oriented Mauka/Makai, preserving view corridors and breezes between the mountains and the ocean.

Use the two-tower scheme to maximize views and ventilation, and maximizing the number of corner units per level.

Create an actively programmed and lushly-landscaped "sky garden" for building residents 350' in the air, marking Honolulu's previous height ceiling.

Capitalize on various view opportunities in each cardinal direction, including views of Diamond Head, the Punchbowl, the mountains, and the ocean.

Respect solar access issues in tower orientation and in locating outdoor areas and swimming pools in particular.

Explore locating a Bike Share location along Kapiolani.

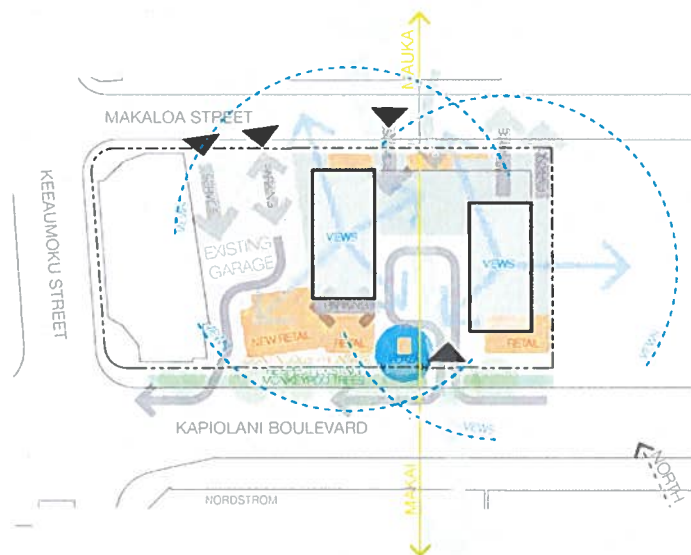
Provide enhanced streetscapes along the adjacent public streets.

Line ground level street frontages with visually transparent and active uses, minimizing vehicular access points and maximizing street frontage on Kapiolani Blvd and Makaloa Street.

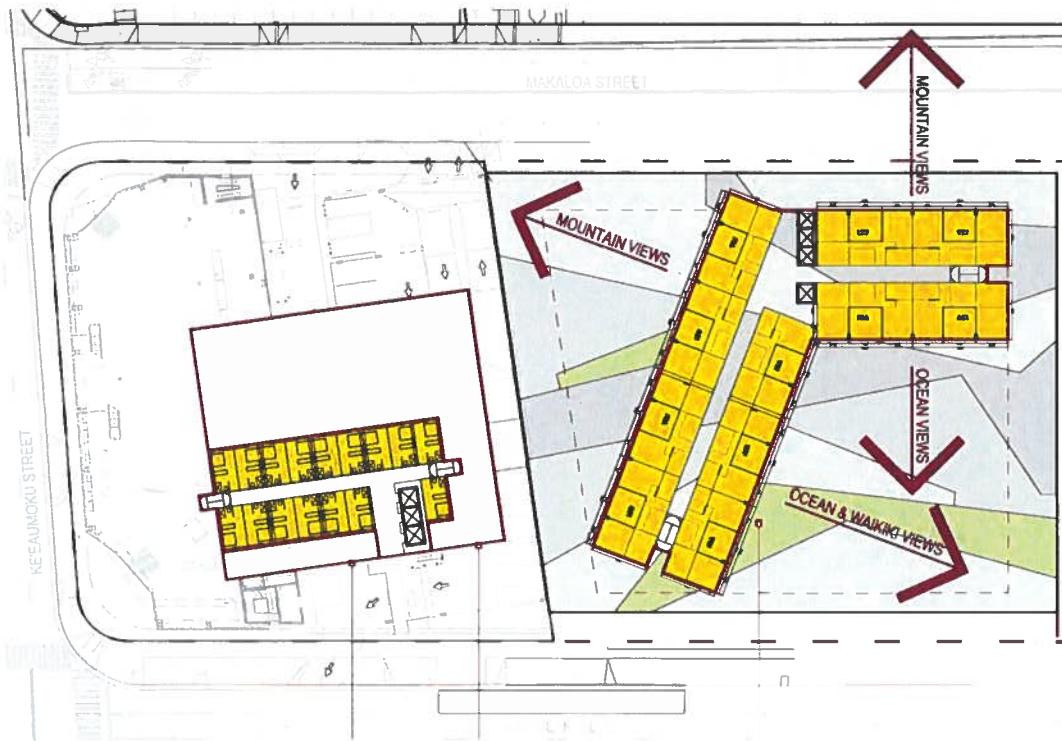
Respect and preserve the existing monkeypod trees along Kapiolani Boulevard.

Locate service and parking access points as far away from intersections and located primarily on secondary streets.

Maximize connections to existing parking garage and improve its ground level character.



SITE OPPORTUNITIES DIAGRAM



PREVIOUS CONCEPTS

SEPTEMBER 2015

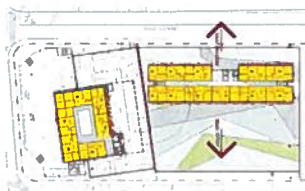
ISSUES AND OPPORTUNITIES ANALYSIS:

- Not oriented Mauka/Makai
- Obstructs views towards ocean
- Limited ventilation
- Few corner units
- Long Corridors

- Massing could be more iconic
- Does not optimize views from site for all units
- Straight bar schemes could be modified to better fit TOD goals while adding leasable square footage
- Limited open space / park area



OCTOBER 2014



AUGUST 2015



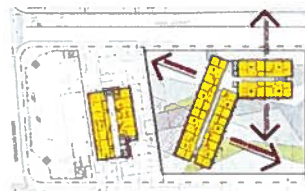
AUGUST 2015



AUGUST 2015



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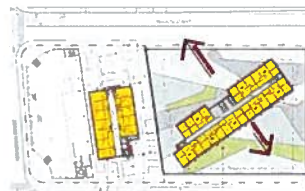
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1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 |

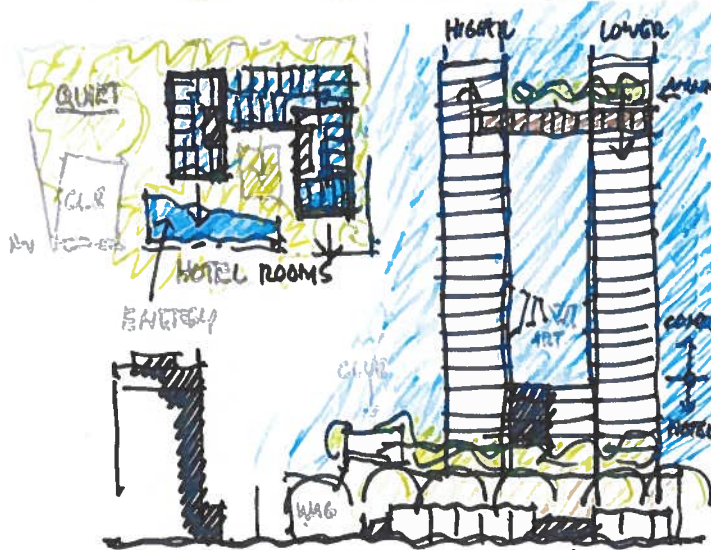
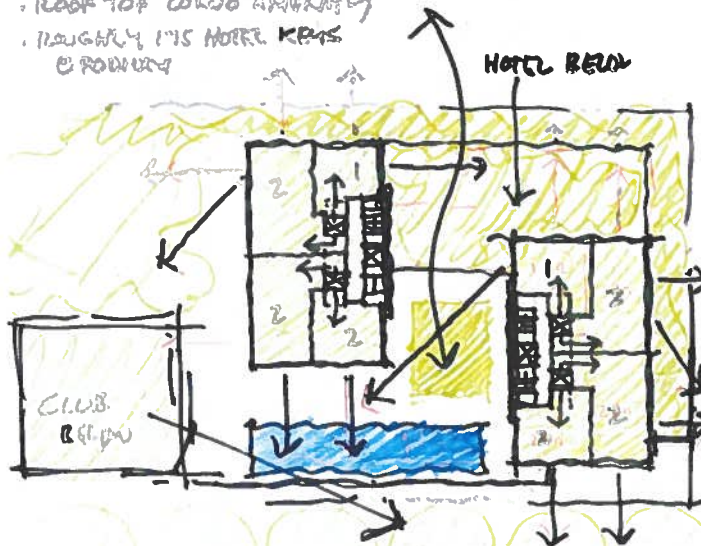
3 APRIL 2017

NOT TO SCALE

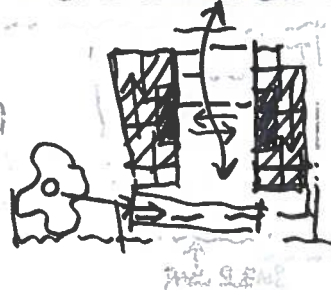


FIFTEEN HUNDRED KAPIOLANI

- MAUKA/MAKAI
- TWIN TOWERS 411'
- PODIUM POOL SCENE - AS TALL AS POSSIBLE
- ROOF TOP COROGE AMENITY
- HOUGHLY 175 MORE KPTS
C PODIUM



HIP + URBAN
HOTEL.
LOTS OF GREEN
SEE / BE SEEN

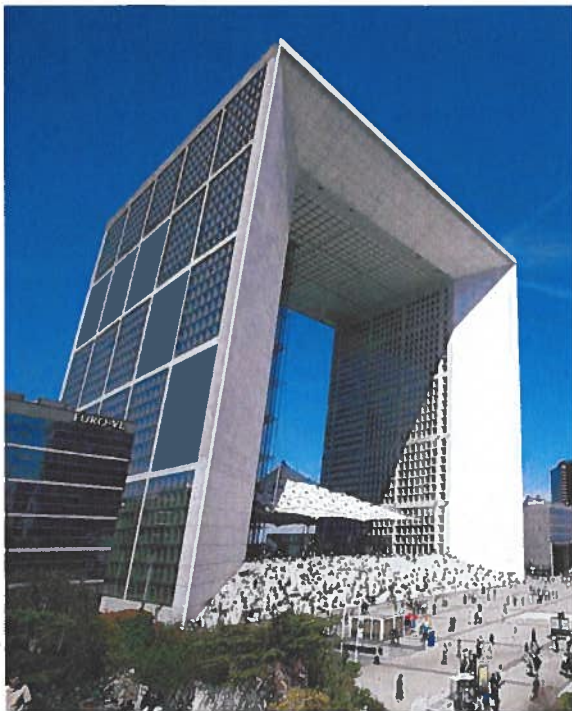


CONCEPT SUMMARY

- Unique, dramatic, and iconic connected towers
- Active hotel podium pool scene
- Six "U"-shaped hotel floors the protect the pool area from breezes
- Separate affordable housing component at podium level
- Combined hotel and residential drop-off areas with individual lobbies
- Separated hotel/retail and residential parking areas
- Two small-footprint towers oriented mauka/makai and maximizing the number of corner units
- Tallest tower is 400 feet tall and lower tower is 368 feet tall (both with elevator over-rides and mechanical space above)
- Highly distinctive residential amenity deck of 19,000 sf linking towers

CONCEPTS





TOWER INSPIRATION



ahl.



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NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI



RESIDENTIAL CHARACTER



SEEN HUNDRED KAPIOLANI



SKY GARDEN CONCEPTS



FIFTEEN HUNDRED KAPIOLANI

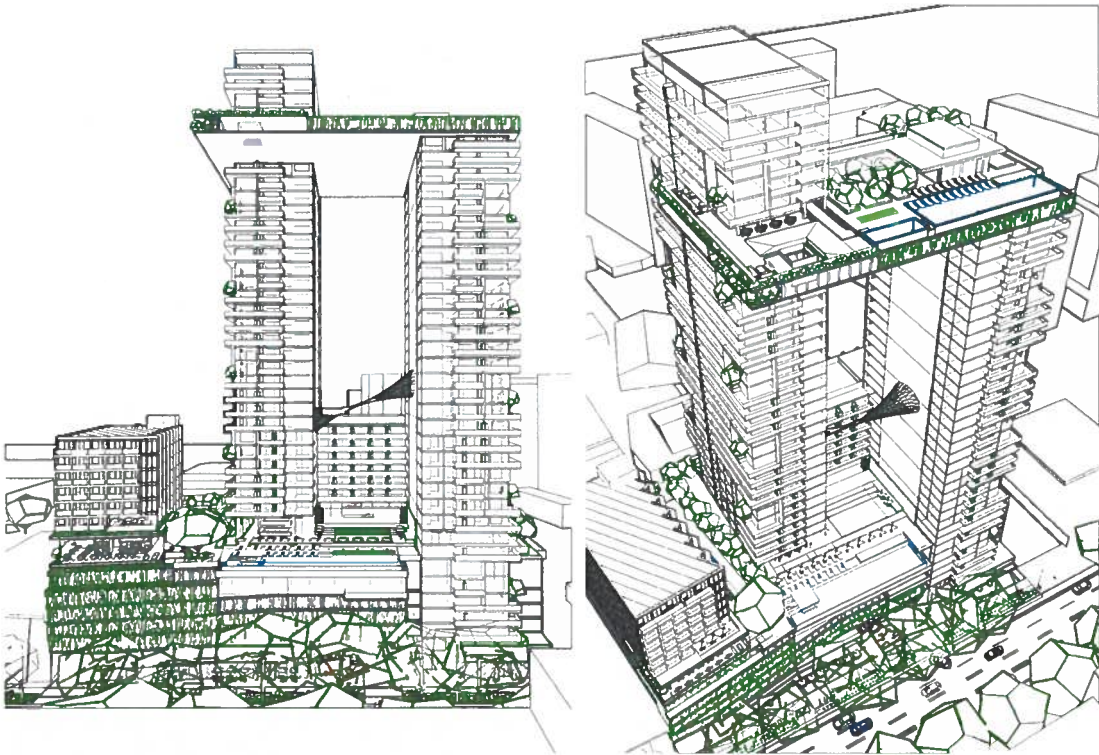


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MASSING STUDIES

FIFTEEN HUNDRED KAPIOLANI

MASSING DEVELOPMENT



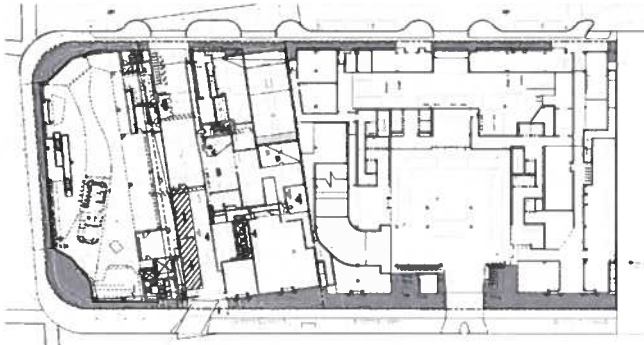
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NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI



Level 1 Ground Floor Open Space
T = 40'-0"

GROUND FLOOR OPEN SPACE
PROVIDED: 8,380 SF



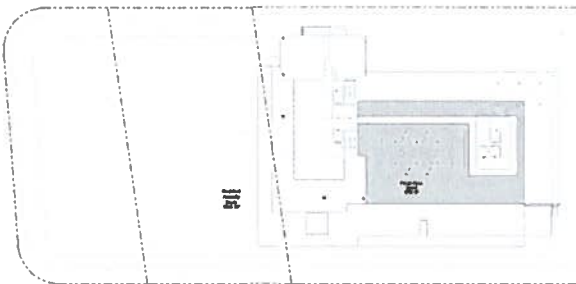
Park Space - Level 7 Pool Deck
Park Space - Level 6.5
T = 40'-0"

PARKS AND PLAYGROUNDS SUMMARY

Required Land Area for Parks and Playgrounds*			
Applicable DU/SF	Requirement	Required SF	
Maximum Permitted Floor Area OR (whichever is less)	789,730 SF 10%	78,973 SF	
Dwelling Units	116 Units 110 SF/DU	12,760 SF	
Required Parks and Playgrounds Area		12,760 SF	

*Per ROH Chapter 22 Sec. 22-7.5(4)(2)

Provided Parks and Playgrounds Area	
Level/Name	Area
Level 6.5 Amenity Deck	8,861 SF
Level 34 Amenity Deck	6,585 SF
Total Provided	15,446 SF



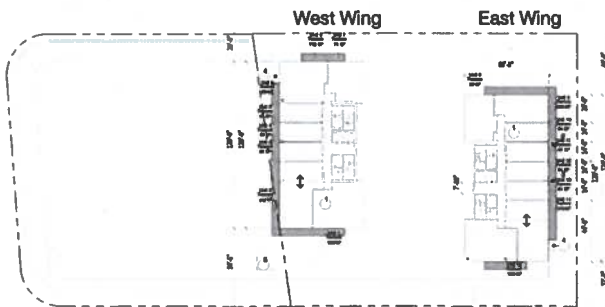
Park Space - Level 34
Park Space - Level 8
T = 55'-0"

AMENITY SPACE SUMMARY

Amenity Space Required	
City and Social Services	Commercial and Business Services
Meeting Facilities	4,000 SF
Swimming	
Existing (Wing) (Actual)	27,336 SF
New (Actual)	9,200 SF
Existing and Existing Substitutions	9,500 SF
Amenity Space Requirement Ratio*	2.2%
Total Applicable SF	4,000 SF
Total SF Required	107,400 SF
Total Amenity Space Provided	2,000 SF

*Per Aloha Maunaloa Neighborhood TOD Draft Final Plan, March 2016, Table 9-3

Amenity Space Provided	
Classification	Area
Subtotal (D Typical Levels)	4,500 SF
Total Provided	4,500 SF

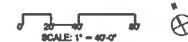


Amenity Space Plan - Typical Tower Level
T = 40'-0"



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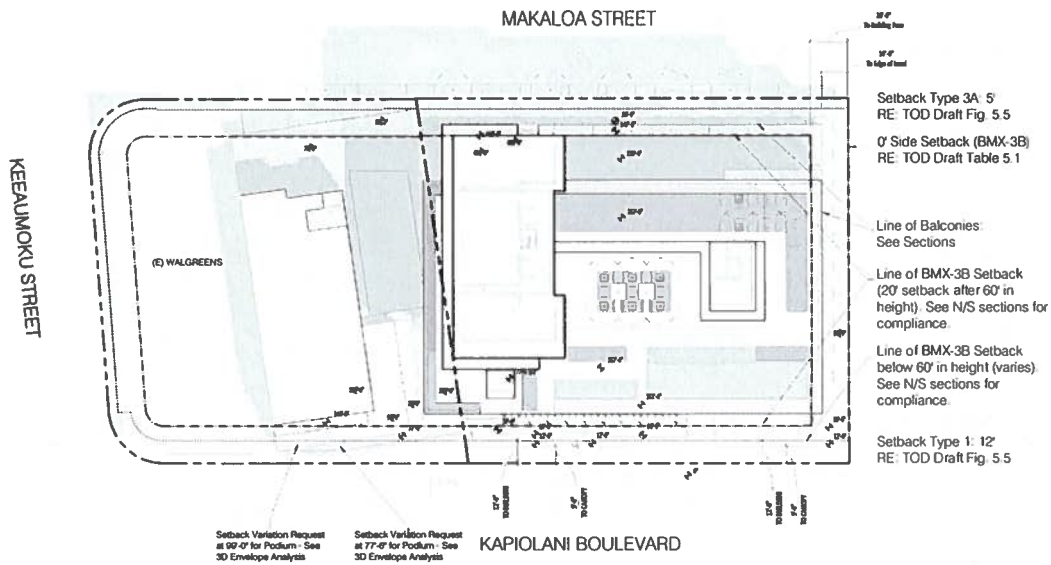
AMENITY AND PARK SPACE ANALYSIS

FIFTEEN HUNDRED KAPIOLANI

DEMOLITION PLAN & SETBACK ANALYSIS



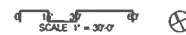
Demo Plan



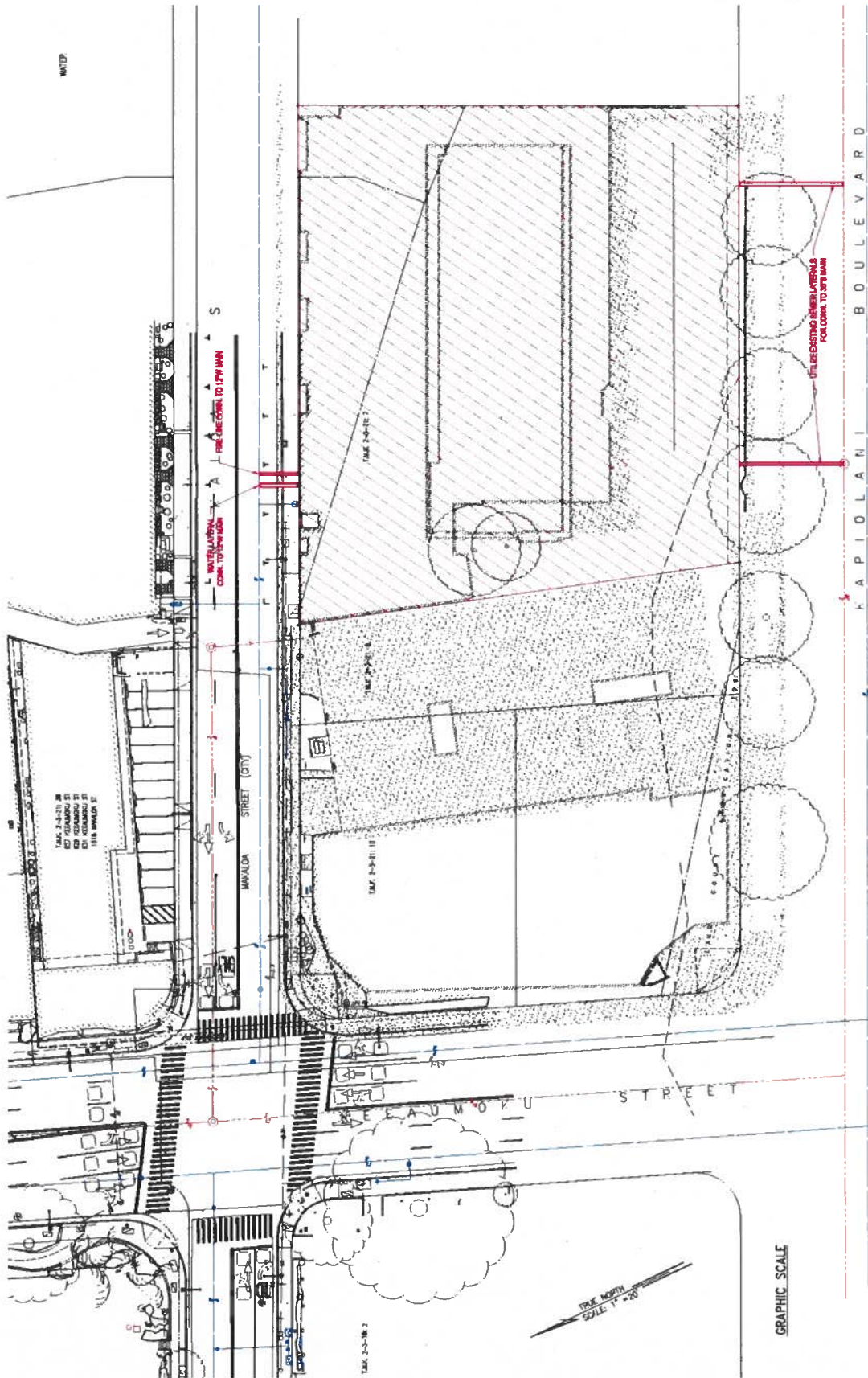
Site Setback Analysis



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FIFTEEN HUNDRED KAPIOLANI



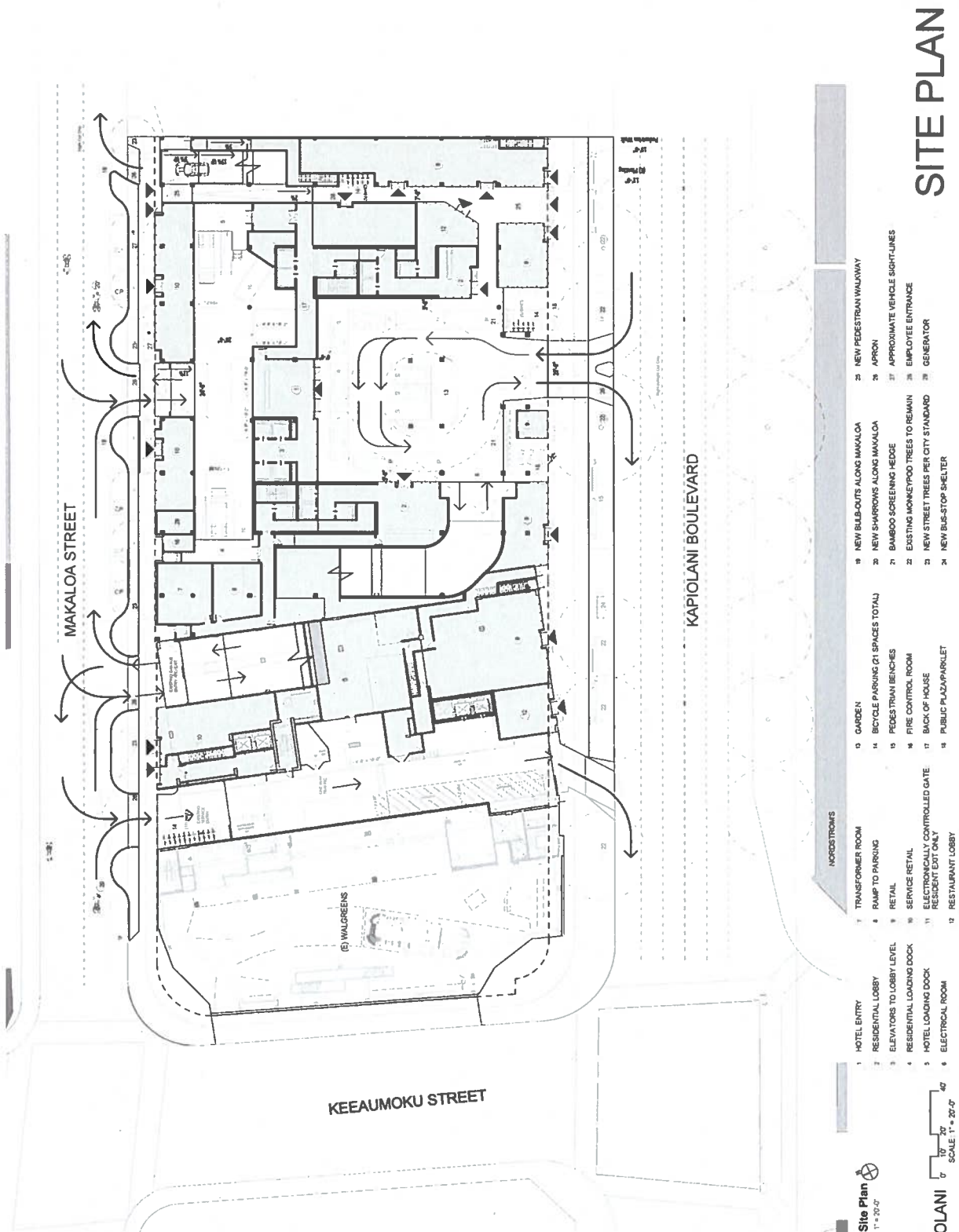
UTILITY PLAN

FIFTEEN HUNDRED KAPIOLANI

h.

MANA'OLANA

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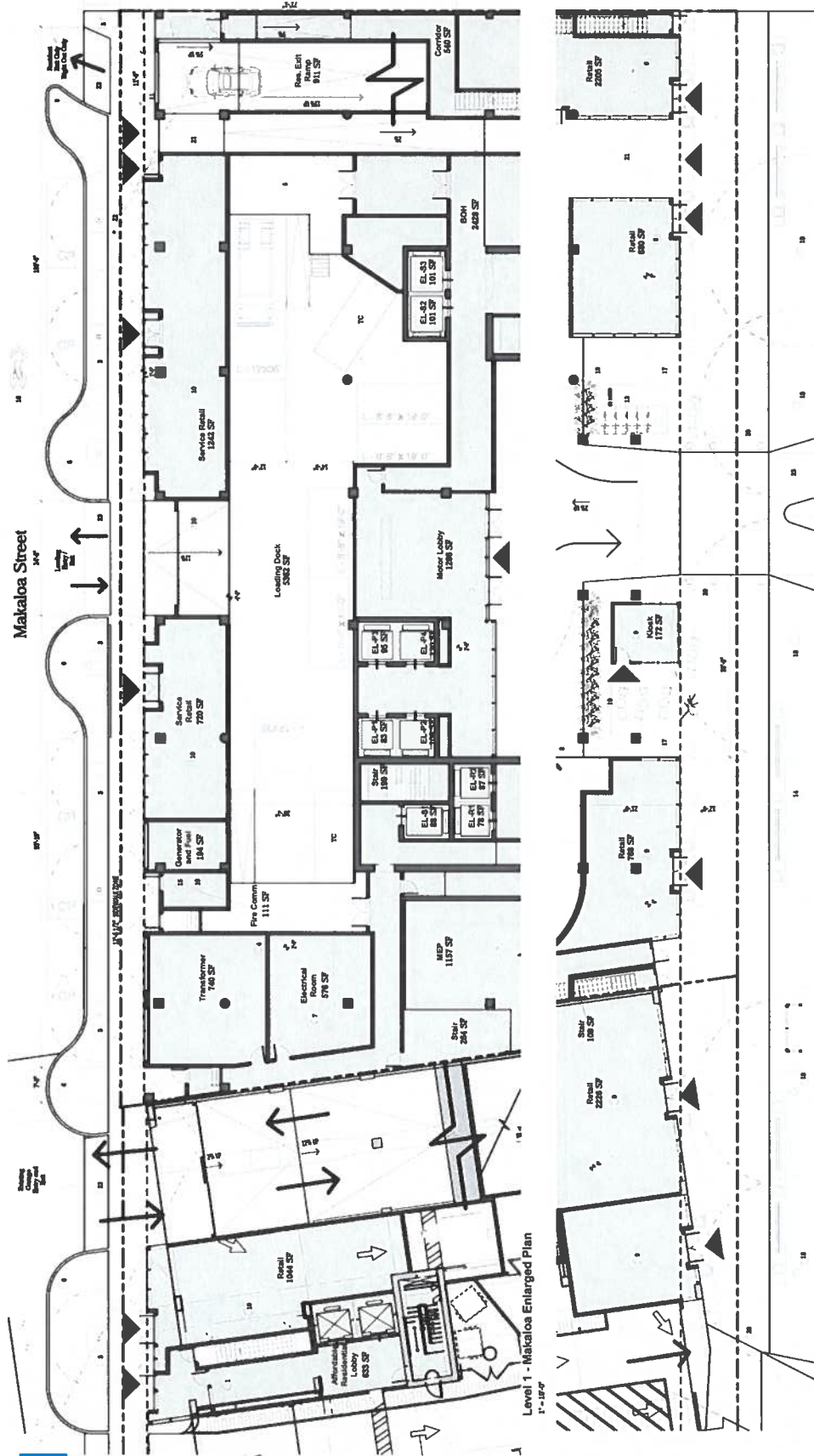
Site Plan
1" = 20'-0"

47
SCALE 1" = 20'-0"

SITE PLAN

NORDSTROMS

- 1 HOTEL ENTRY
- 2 RESIDENTIAL LOBBY
- 3 ELEVATORS TO LOBBY LEVEL
- 4 RESIDENTIAL LOADING DOCK
- 5 HOTEL LOADING DOCK
- 6 ELECTRICAL ROOM
- 7 TRANSFORMER ROOM
- 8 RAMP TO PARKING
- 9 RETAIL
- 10 SERVICE RETAIL
- 11 ELECTRONICALLY CONTROLLED GATE
- 12 RESIDENT EXIT ONLY
- 13 RESTAURANT LOBBY
- 14 GARDEN
- 15 BICYCLE PARKING (21 SPACES TOTAL)
- 16 PEDESTRIAN BENCHES
- 17 FIRE CONTROL ROOM
- 18 BACK OF HOUSE
- 19 PUBLIC PLAZA/PARKLET
- 20 NEW BULB-OUTS ALONG MAKALOA
- 21 NEW SHARROWS ALONG MAKALOA
- 22 BAMBOO SCREENING HEDGE
- 23 EXISTING MONKEYPOO TREES TO REMAIN
- 24 NEW STREET TREES PER CITY STANDARD
- 25 NEW BUS-STOP SHELTER
- 26 NEW PEDESTRIAN WALKWAY
- 27 APRON
- 28 APPROXIMATE VEHICLE SIGHT LINES
- 29 EMPLOYEE ENTRANCE
- 30 GENERATOR



Kapiolani Boulevard

- 1 AFFORDABLE HOUSING LOBBY
- 2 RESIDENTIAL LOBBY
- 3 NEW STREET TREES FOR STANDARD
- 4 RESIDENTIAL LOADING DOCK
- 5 HOTEL LOADING DOCK
- 6 BUILD-OUTS AROUND EXISTING STREET PARKING
- 7 TRANSFORMER ROOM
- 8 RAMP TO PARKING
- 9 RETAIL
- 10 SERVICE RETAIL
- 11 RESIDENT EXIT ONLY SEE SITE PLAN
- 12 RESTAURANT LOBBY

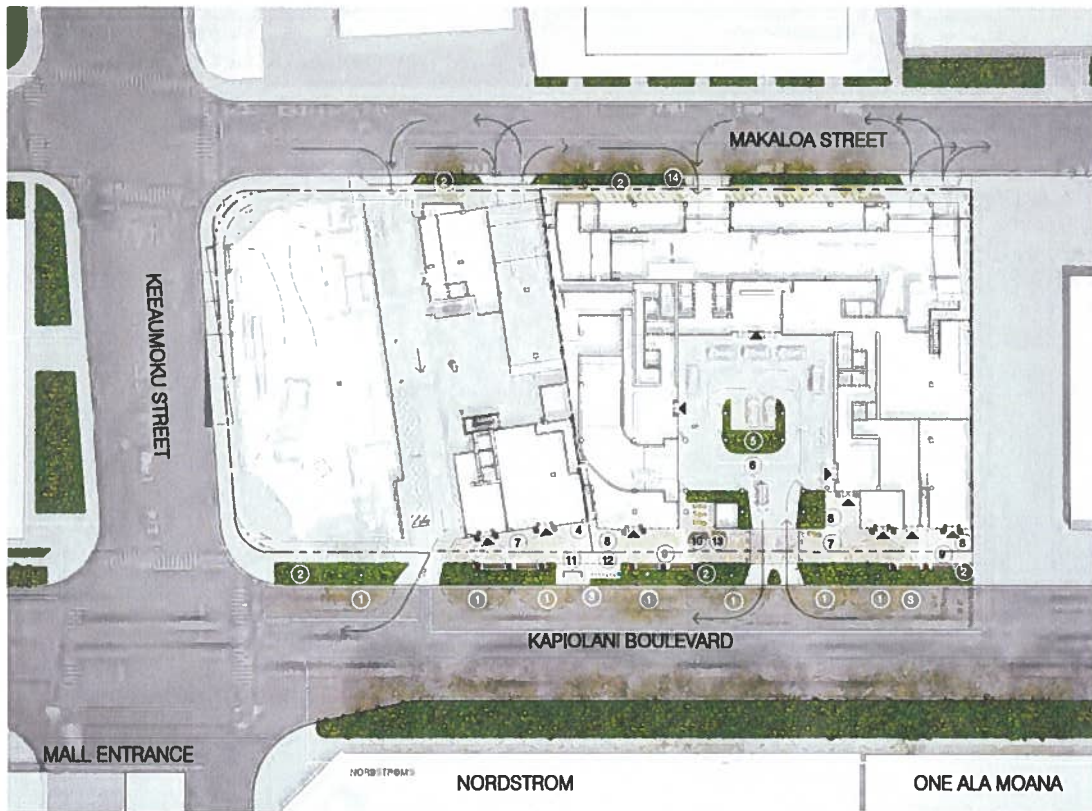
- 13 BICYCLE PARKING
- 14 PEDESTRIAN BENCHES
- 15 FIRE CONTROL ROOM
- 16 NEW BEE "SHADOWS"
- 17 PUBLIC PLAZA/PARKLET
- 18 EXISTING MARKET FOOD TRUCKS TO REMAIN

- 19 BAMBOO SCREENING HEDGE
- 20 AT GRADE SIDEWALK EXPANSION WITH SAME MATERIALS CONTIGUOUS ACROSS DRIVEWAY
- 21 NEW, SAFE, WELL-LIT, PAVED PEDESTRIAN PATHWAY

- 22 APPROXIMATE VEHICLE SHORT-LINES
- 23 APRON

STREET FRONTAGE PLANS

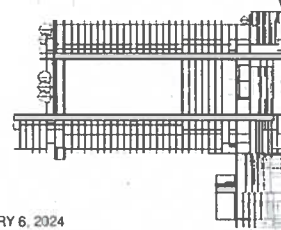
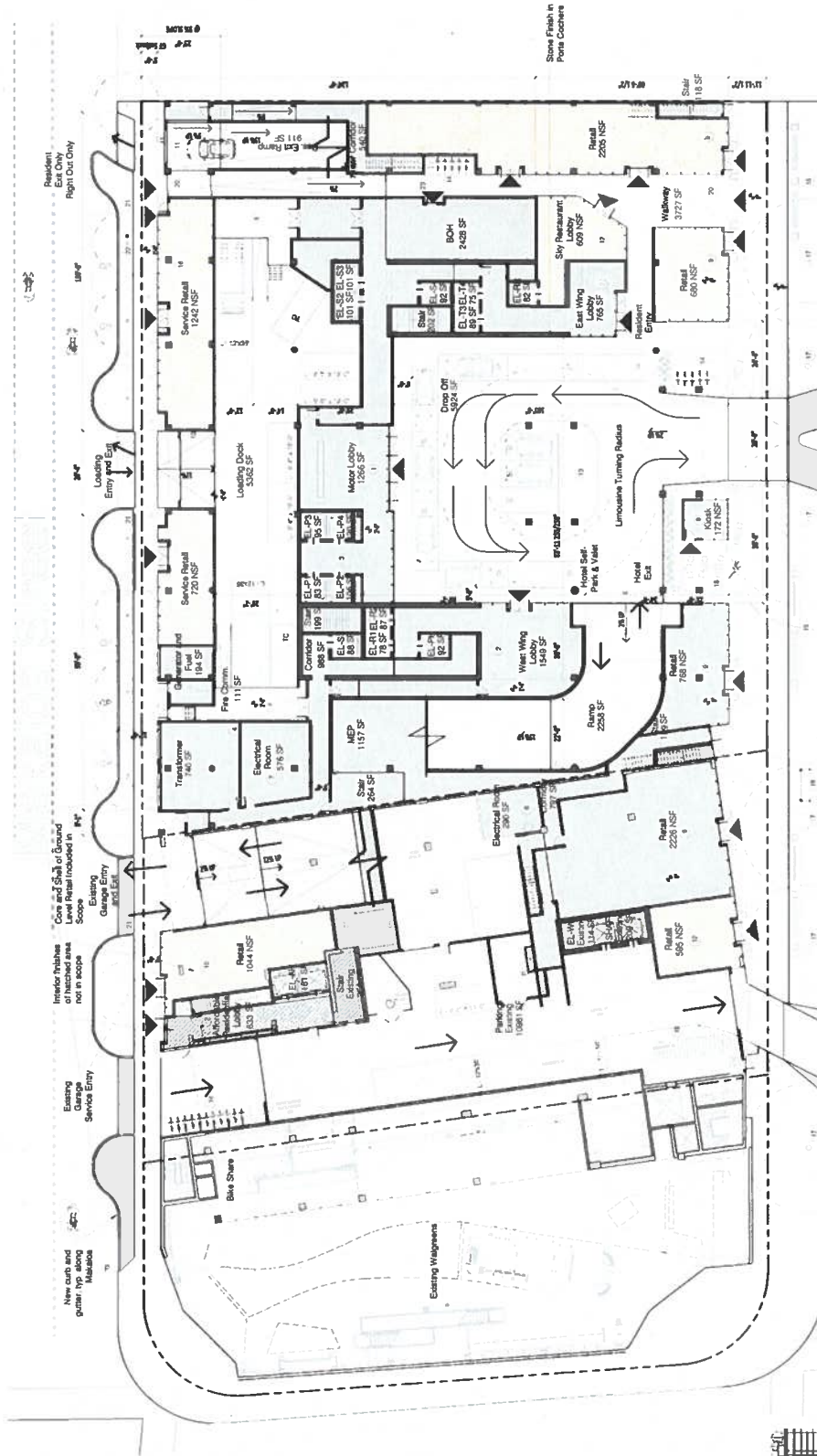
FIFTEEN HUNDRED KAPIOLANI
SCALE 1" = 10'-0"



LANDSCAPE PLAN

- 1 SEVEN (7) EXISTING MONKEYPOD TREES TO REMAIN.
 - 2 DRIFTS OF TROPICAL UNDERSTORY SPECIES AND DISPOSITION TBD.
 - 3 STREET LIGHTING PER CITY STANDARD.
 - 4 INTEGRAL COLOR PRECAST PLANTERS, IRRIGATED. SEASONAL TROPICAL COLOR.
 - 5 TROPICAL GARDEN WITH SUPPLEMENTAL ILLUMINATION.
 - 6 HANGING HORIZONTAL TROPICAL CANOPY GARDEN AT SOFFIT ABOVE.
 - 7 VERTICAL GARDEN ABOVE. APPROXIMATELY 5000 SF WITH UNIQUE LIGHTING EFFECTS.
 - 8 STONE PAVERS. PATTERN AND VARIETY TBD.
 - 9 RENEWABLE TROPICAL HARDWOOD INFORMAL FIXED BENCH SEATING.
 - 10 CENTERPIECE SCULPTURE AND PUBLIC PLAZA/PARKLET.
 - 11 IMPROVED BUS STOP SHELTER WITH RENEWABLE TROPICAL HARDWOOD.
 - 12 POTENTIAL BIKE SHARE.
 - 13 MOVEABLE PARISIAN PARK CHAIR KIOSK SEATING.
 - 14 NEW STREET TREES PER CITY STANDARD.
- GENERAL NOTE:** LANDSCAPED AREAS TO BE FULLY IRRIGATED.

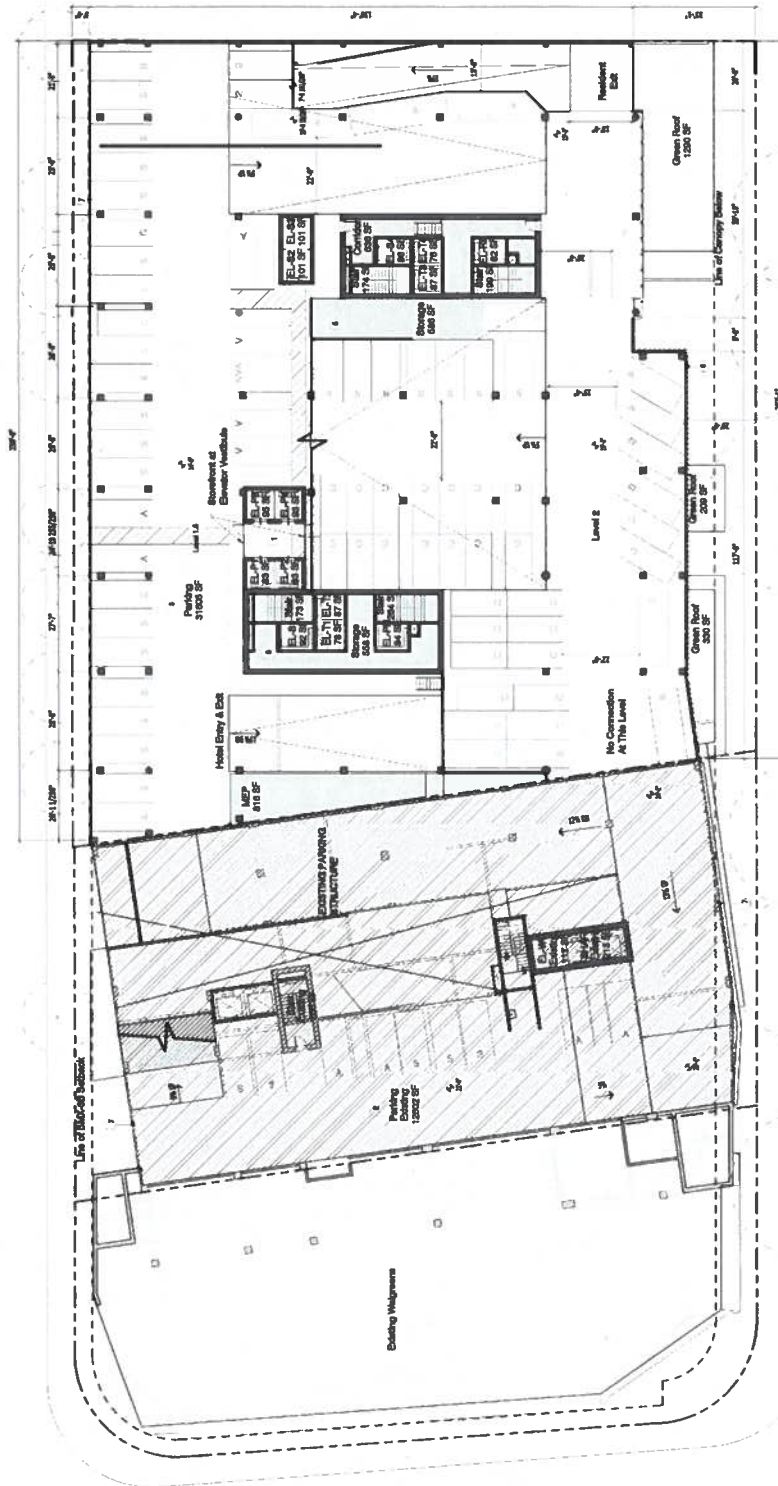
LEVEL 1 FLOOR PLAN



5' 16" 32'
SCALE: 1/8" = 1'-0"

FIFTEEN HUNDRED KAPILANI

LEVEL 2 PARKING PLAN



Label	Description	Size
A	Acceptable	8-9" x 10-12" x 5" Aids
B	Bicycle	1-5" x 6-7"
C	Compact	7-9" x 10-12"
CP	Compact Parallel	7-9" x 10-12"
L 8.8x18	Long 8.8 x 18"	8-9" x 10-12" x 10-12"(b)
L 12x55	Long 12x55"	12-15" x 35-40" x 16-18"(b)
P	Parallel	8-9" x 22-27"
S	Standard	8-9" x 10-12"
V	Van	11-12" x 18-24" x 5" Aids

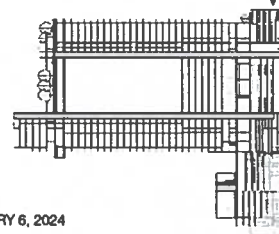
NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

- 1 HOTEL LOBBY AND BALLROOM ACCESS
- 2 RETAIL PARKING
- 3 HOTEL AND RESIDENT PARKING
- 4 BIKE STORAGE
- 5 STORAGE
- 6 GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING
- 7 ARTICULATED PERFORATED METAL PANELS FOR GARAGE VENTILATION

Project Parking Schedule			Count
Level	Type		
Level 1	Permit		0
Level 1	Standard		5
			11
Level 2 Parking	Accommodate		10
Level 2 Parking	Connect		24
Level 2 Parking	Permit		6
Level 2 Parking	Standard		43
Level 2 Parking	Van		1
			84

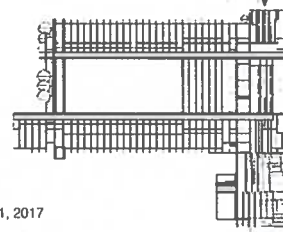
Project Parking Schedule			Count
Level	Type		
Level 3 parking	Compact		20
Level 3 parking	Parallel		4
Level 3 parking	Standard		16
Level 3 parking	Van		2
			121
Level 4 parking	Compact		31
Level 4 parking	Parallel		3
Level 4 parking	Standard		99
			123
Level 5 parking	Compact		6
Level 5 parking	Parallel		1

Project Parking Schedule			Count
Level	Type		
Level 5 Parking	Perished		3
Level 5 Parking	Standard		106
			116
Level 6 Bathroom	Standard		25
			25
Level 6.5 AM Community	Accessible		1
Level 6.5 AM Community	Standard		6
			7
Grand total:			487

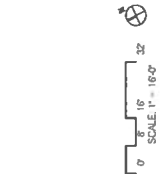


SCALE: 1/8" = 1'-0"

FIFTEEN HUNDRED KAPLOL



Level 3 Parking
1/8" = 1'-0"
(LEVEL 4 SIMILAR)

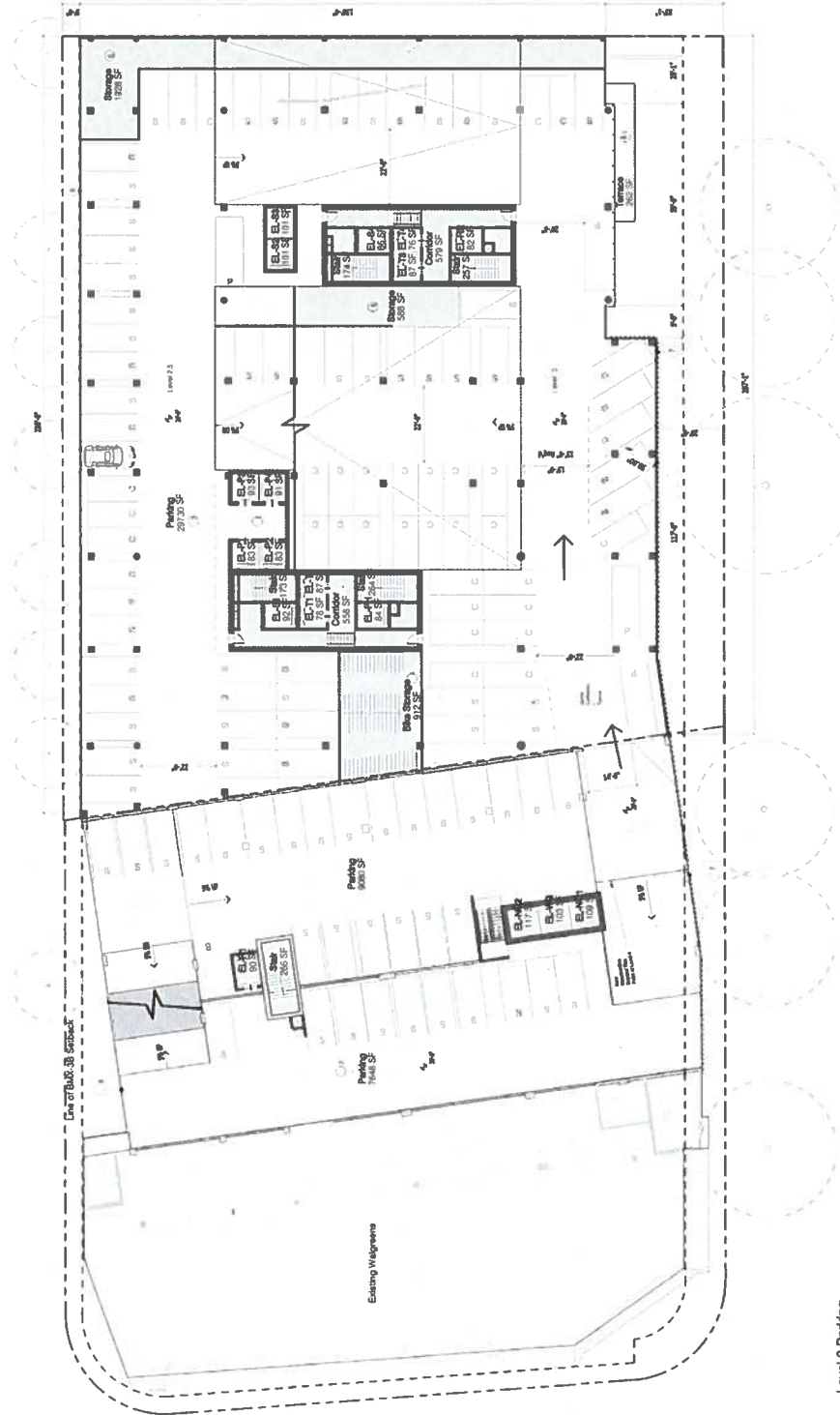


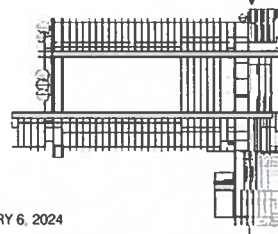
- 1 HOTEL LOBBY AND BALLROOM ACCESS
- 2 RETAIL PARKING
- 3 HOTEL AND RESIDENT PARKING
- 4 BIKE STORAGE
- 5 STORAGE
- 6 TERRACE
- 7 GREEN WALL
- 8 ARCHITECTURAL FEATURE WALL TO ACTIVATE FACADE

Label	Description	Size
A	Accessible	8'-0" x 12'-0" + 5' Aisle
B	Bicycle	1'-0" x 6'-0"
C	Compact	7'-0" x 12'-0"
CP	Compact Parallel	7'-0" x 18'-0"
L 8.5x19	Loading 8.5 x 19	8'-0" x 19'-0" x 10'-0" (H)
L 12x35	Loading 12 x 35	12'-0" x 35'-0" x 14'-0" (H)
P	Parallel	12'-0" x 22'-0"
S	Standard	8'-0" x 18'-0"
V	Van	11'-0" x 18'-0" + 5' Aisle

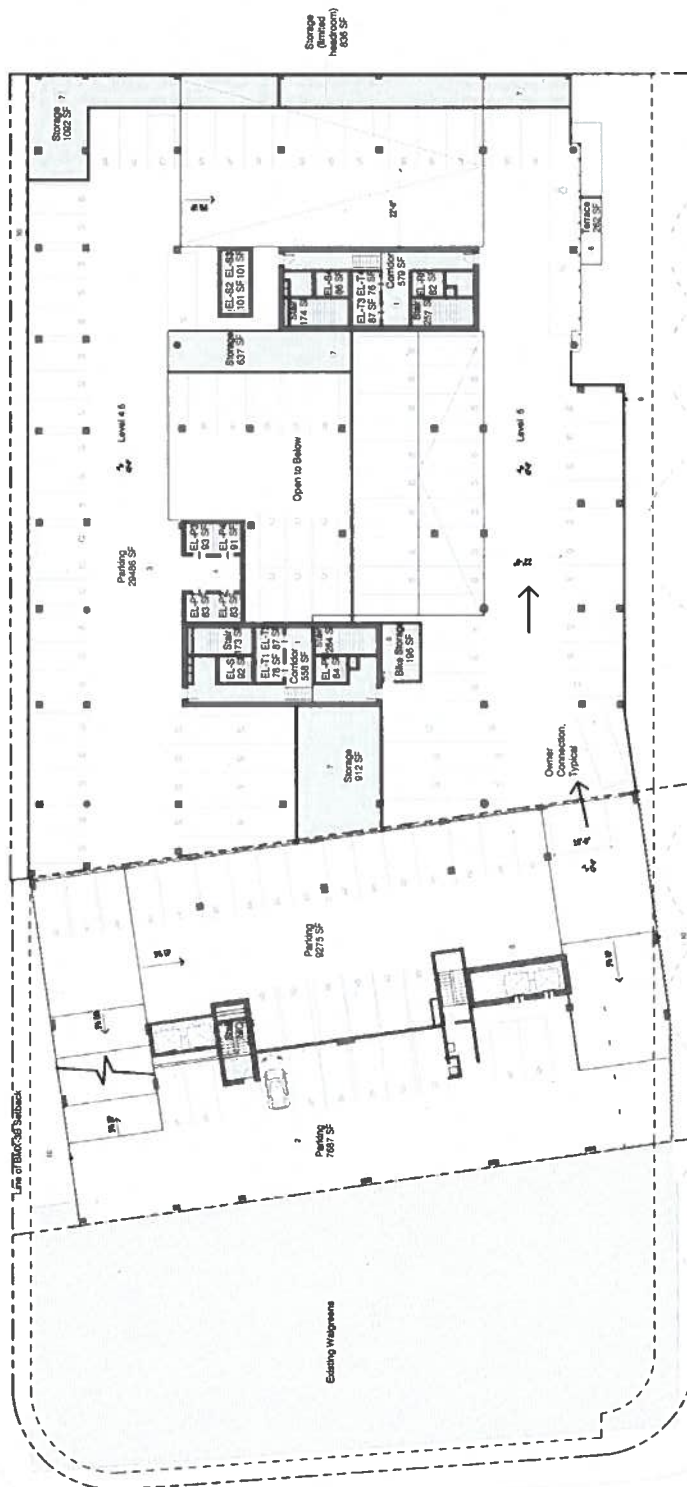
Level	Count
Level 1	21
Level 2 Parking	63
Level 3 Parking	158
Level 4 Parking	158
Grand Total	158

LEVEL 3 PARKING PLAN





LEVEL 5 PARKING PLAN



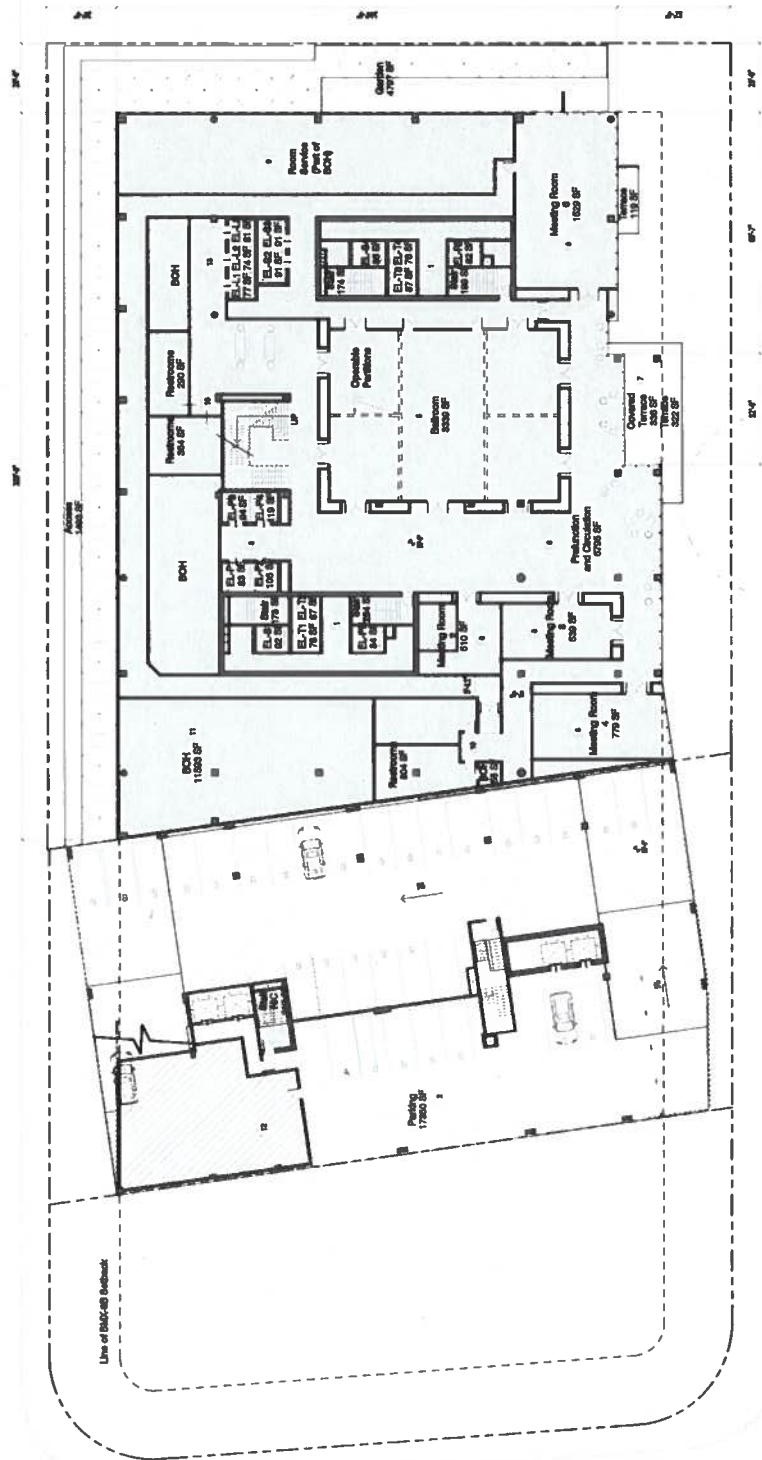
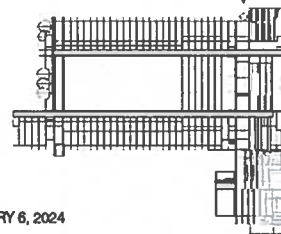
Label	Description	Feeling Good Key	Size
A	Accessible	$8' 0" \times 18' 0" + 5'$ Aisle	
B	Biocycle	$1' 5" \times 8' 0"$	
C	Compact	$7' 0" \times 18' 0"$	
D	Decorative	$1' 5" \times 8' 0"$	
E	Emergency	$8' 0" \times 18' 0" + 18' 0" + 10' 0" (4)$	
F	Flammable	$12' 0" \times 18' 0" + 10' 0" (4)$	
G	Gasoline	$12' 0" \times 18' 0" + 10' 0" (4)$	
H	Heavy	$12' 0" \times 18' 0" + 10' 0" (4)$	
I	Insulation	$12' 0" \times 18' 0" + 10' 0" (4)$	
J	Jewelry	$12' 0" \times 18' 0" + 10' 0" (4)$	
K	Keypad	$12' 0" \times 18' 0" + 10' 0" (4)$	
L	Lighting	$12' 0" \times 18' 0" + 10' 0" (4)$	
M	Metal	$12' 0" \times 18' 0" + 10' 0" (4)$	
N	Neon	$12' 0" \times 18' 0" + 10' 0" (4)$	
O	Oil	$12' 0" \times 18' 0" + 10' 0" (4)$	
P	Painted	$8' 0" \times 18' 0"$	
Q	Quartz	$8' 0" \times 18' 0"$	
R	Refrigerator	$8' 0" \times 18' 0"$	
S	Shelving	$8' 0" \times 18' 0"$	
T	Television	$8' 0" \times 18' 0"$	
U	Upholstery	$8' 0" \times 18' 0"$	
V	Van	$11' 0" \times 18' 0" + 5'$ Aisle	

NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

1. RESIDENT ACCESS
2. NEW RETAIL PARKING, BUILT ABOVE EXISTING PARKING STRUCTURE
3. HOTEL AND RESIDENT PARKING
4. HOTEL LOBBY AND BALLROOM ACCESS
5. RETAIL ACCESS
6. TERRACE WITH STONE FINISH SLOPED TO SHEET DRAIN

32'
16'
8'
SCALE 1/8" = 1'-0"

FIFTEEN HUNDRED KAPOLANI 6

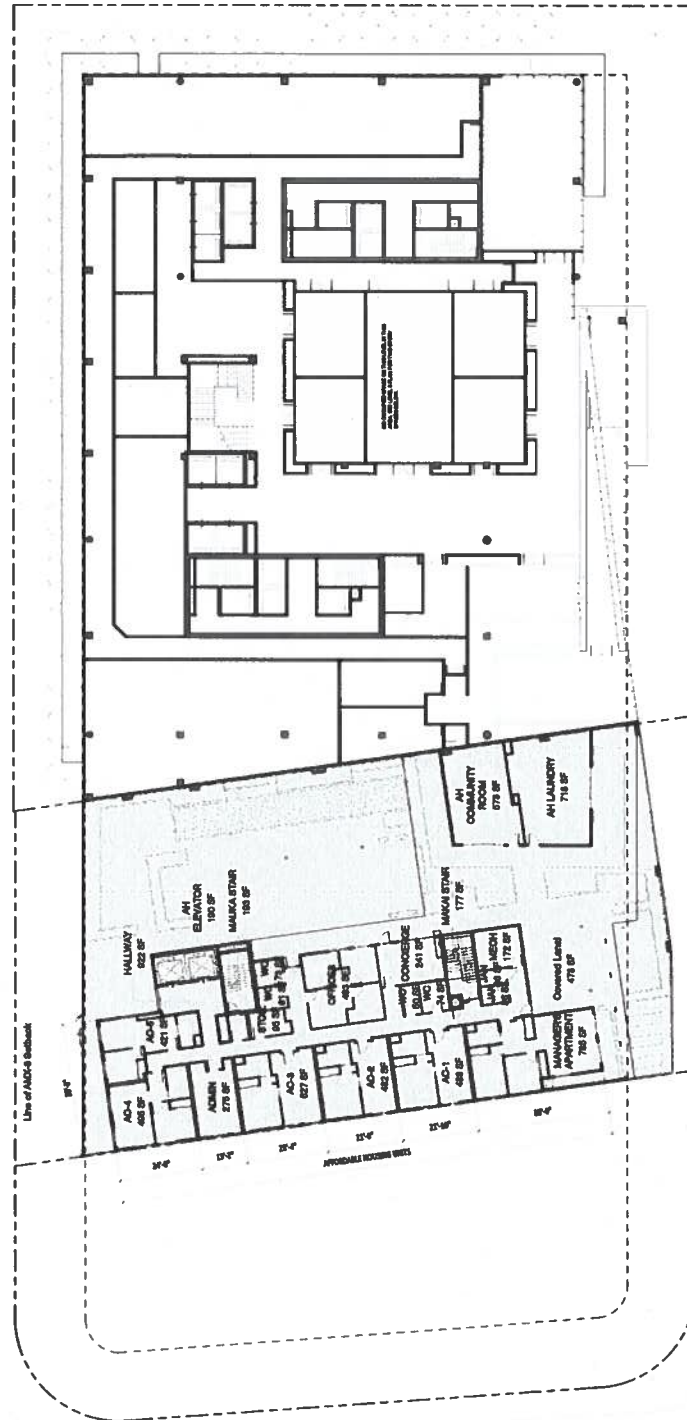


- NOTE: ALL AREAS MEASURED ROOM UNIT
GROSS UNLESS NOTED OTHERWISE.
- 1 RESIDENT ACCESS
 - 2 NEW RETAIL PARKING BUILT
ADJACENT EXISTING PARKING STRUCTURE
 - 3 HOTEL LOBBY AND BALLROOM ACCESS
 - 4 CONNECTION TO EXISTING GARAGE
 - 5 BALLROOM
 - 6 BALLROOM RECEPTION
 - 7 TERRACE WITH STONE FINISH SLOPED TO SHEET
DRAIN
 - 8 MEETING ROOMS
 - 9 ROOM SERVICE KITCHEN
 - 10 RESTROOMS
 - 11 BACK OF HOUSE
 - 12 MECHANICAL AREA
 - 13 GUEST LIFTS

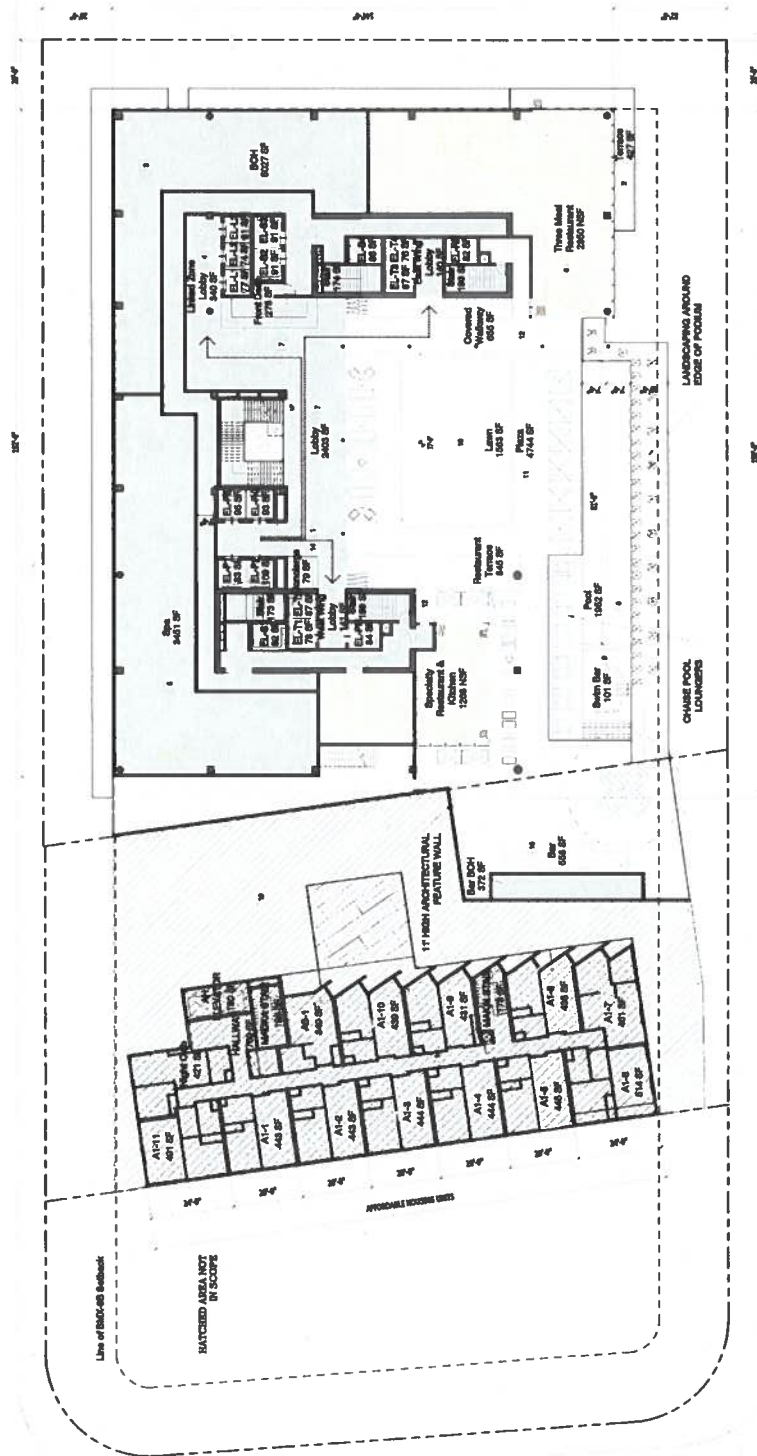
SCALE: 1/8" = 1'-0"
28'

LEVEL 6 BALLROOM PLAN

LEVEL 6.5 AFFORDABLE HOUSING



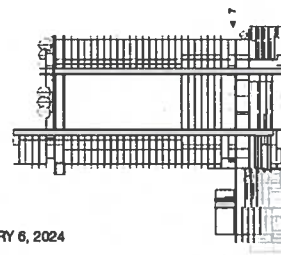
LEVEL 7 POOL DECK PLAN



NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

1. GROUND UNLESS NOTED OTHERWISE.
2. HOTEL LOBBY OPENS UP TO LAWN AND POOL DECK WITH BOLD DOOR MATERIAL. BALCONY ACCESS THROUGH LIFTS
3. TERRACE WITH STONE FINISH SLOVED TO SHEET DRAIN
4. BACK OF HOUSE
5. GUEST LIFTS
6. SPA
7. DOUBLE HEIGHT SPACE THREE MEAL RESTAURANT
8. HOTEL RECEPTION AND FRONT DESK
9. STAINLESS STEEL SWIMMING POOL

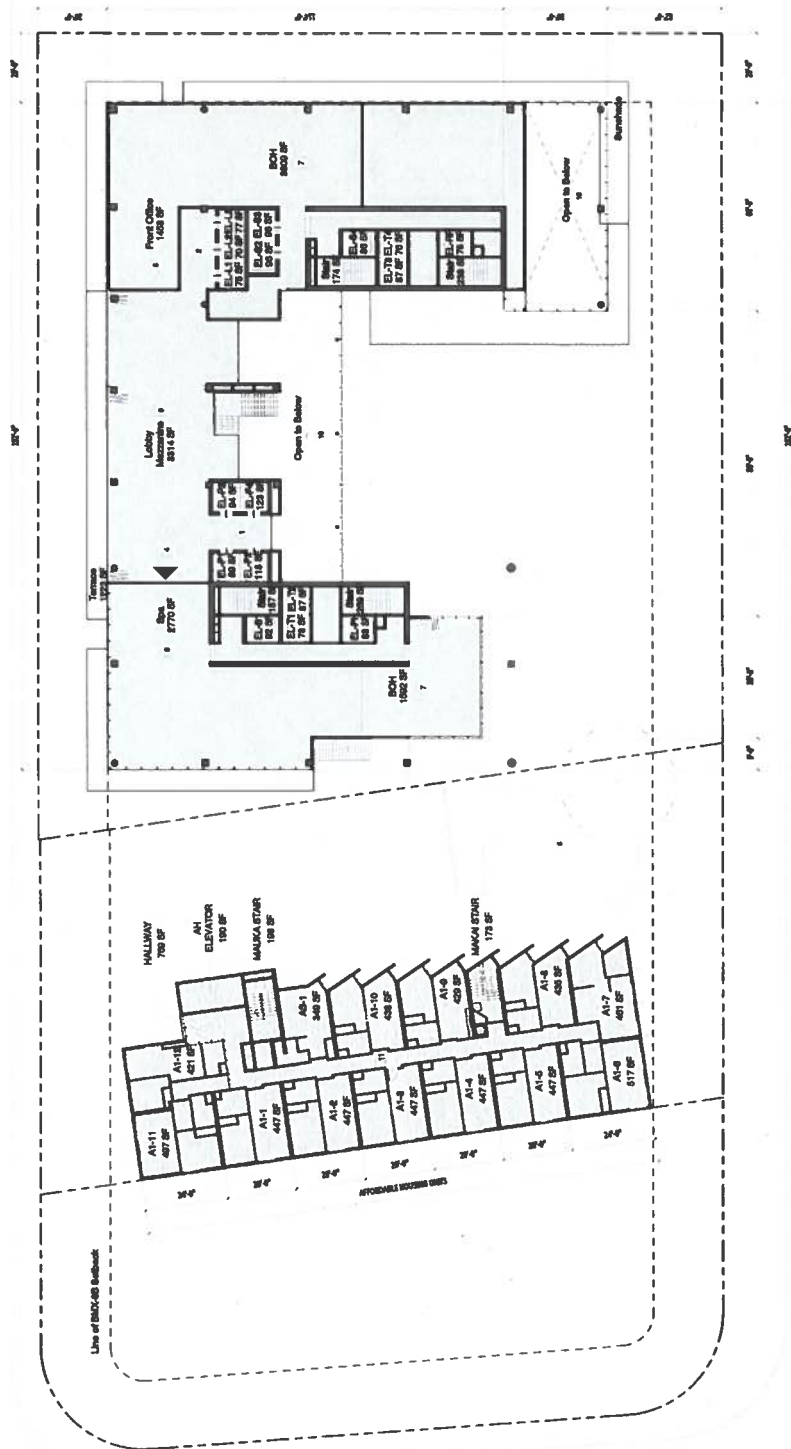
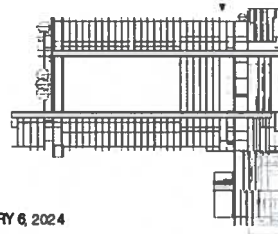
- 9 SWIM-UP BAR WITH SUBMERGED SEATING.
- 10 LAWN AND GARDEN AREA.
- 11 POOL DECK PLAZA WITH SEAMLESS INDOOR/OUTDOOR TRANSITION TO LOBBY AREA.
- 12 RESIDENT ACCESS TO POOL DECK.
- 13 POOL DECK BAR WITH SEATING AND BOAT STORAGE.
- 14 CONCIERGE.
- 15 SPEDALITY RESTAURANT WITH BIFOLD DOOR SYSTEM OPENING UP TO TERRACE.
- 16 PROPOSED AFFORDABLE HOUSING- NOT IN SCOPE.



FIFTEEN HUNDRED KAPIOLANI



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024



NOTE: ALL AREAS MEASURED BOMA UNIT
GROSS UNLESS NOTED OTHERWISE.

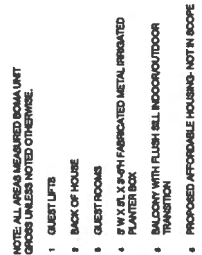
- 1 HOTEL LOBBY, BALLROOM AND PARKING ACCESS
- 2 GUEST LIFTS
- 3 SPA
- 4 SPA ENTRANCE
- 5 NOT USED
- 6 POOL BAR BELOW
- 7 BACK OF HOUSE
- 8 FRONT OFFICE
- 9 LOBBY MEZZANINE WITH BIFOLD DOORS OPENING TO TERRACE
- 10 OPEN TO BELOW
- 11 PROPOSED AFFORDABLE HOUSING - NOT IN SCOPE

SCALE: 1/8" = 1'-0"

LEVEL 7.5 MEZZANINE PLAN

FIFTEEN HUNDRED KAPIOLANI

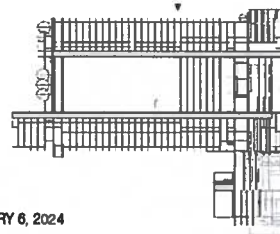
FIFTEEN HUNDRED KAPOLANI 6 8 16 32
SCALE 1/8" = 1'-0"



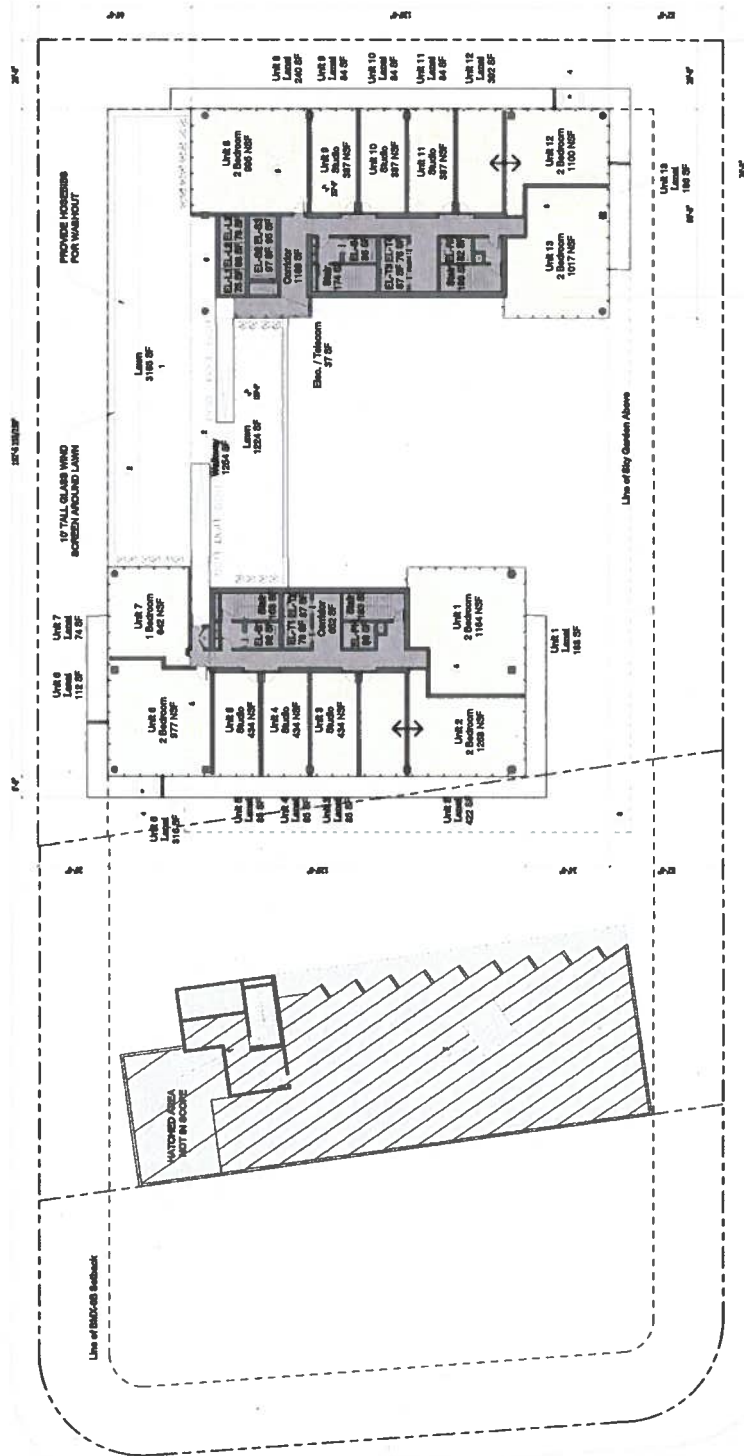
NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024



FIFTEEN HUNDRED KAPIOLANI



- NOTE: ALL AREAS MEASURED ROMA UNIT GROSS UNLESS NOTED OTHERWISE.
- 1 COVERED DOG WALK AREA WITH ARTIFICIAL TURF AND DRAINAGE SYSTEM.
 - 2 COVERED WALKWAY
 - 3 LINE OF SKY GARDEN ABOVE
 - 4 8" X 16" X 8'-0" FABRICATED METAL IRRIGATED PLANTER BOX
 - 5 RESIDENCES
 - 6 GUEST ELEVATOR OVERHEADS
 - 7 PROPOSED AFFORDABLE HOUSING ROOF BELOW - NOT IN SCOPE

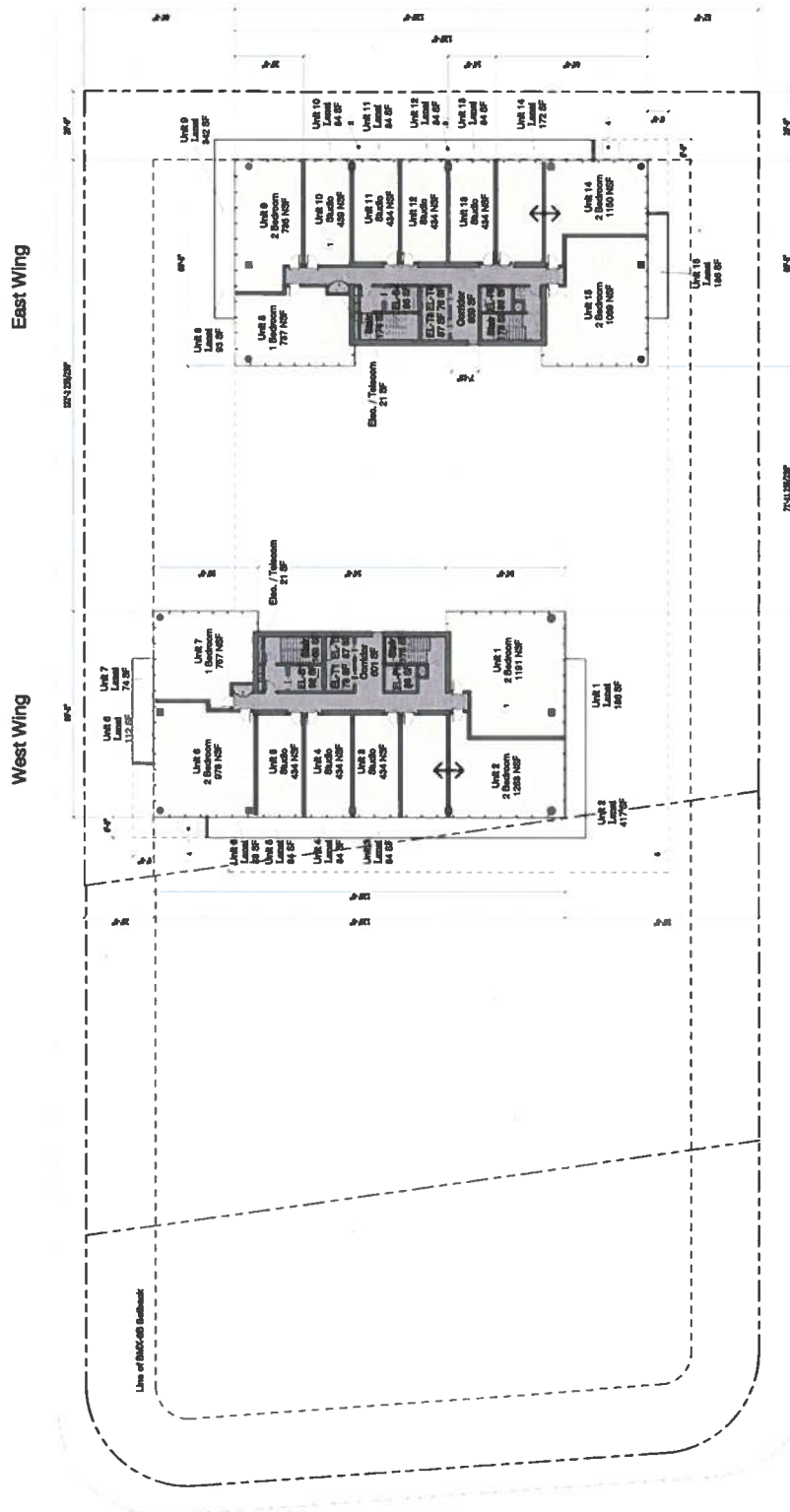
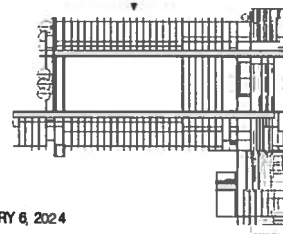
LEVEL 14 DOG WALK PLAN



ahl.



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024



- NOTE: ALL AREAS MEASURED BONA UNIT
GROSS UNLESS NOTED OTHERWISE.
- 1 RESIDENCES
 - 2 BALCONY WITH FLUSH BELL WINDOW/OUTDOOR
TRANSITION
 - 3 DOUBLE BONA METAL PRIVACY SCREEN SEPARATING
ALL UNITS
 - 4 8' W X 6' L X 8'-0" H FABRICATED METAL IRRIGATING
PLANTER BOX
 - 5 LINE OF SKY GARDEN ABOVE

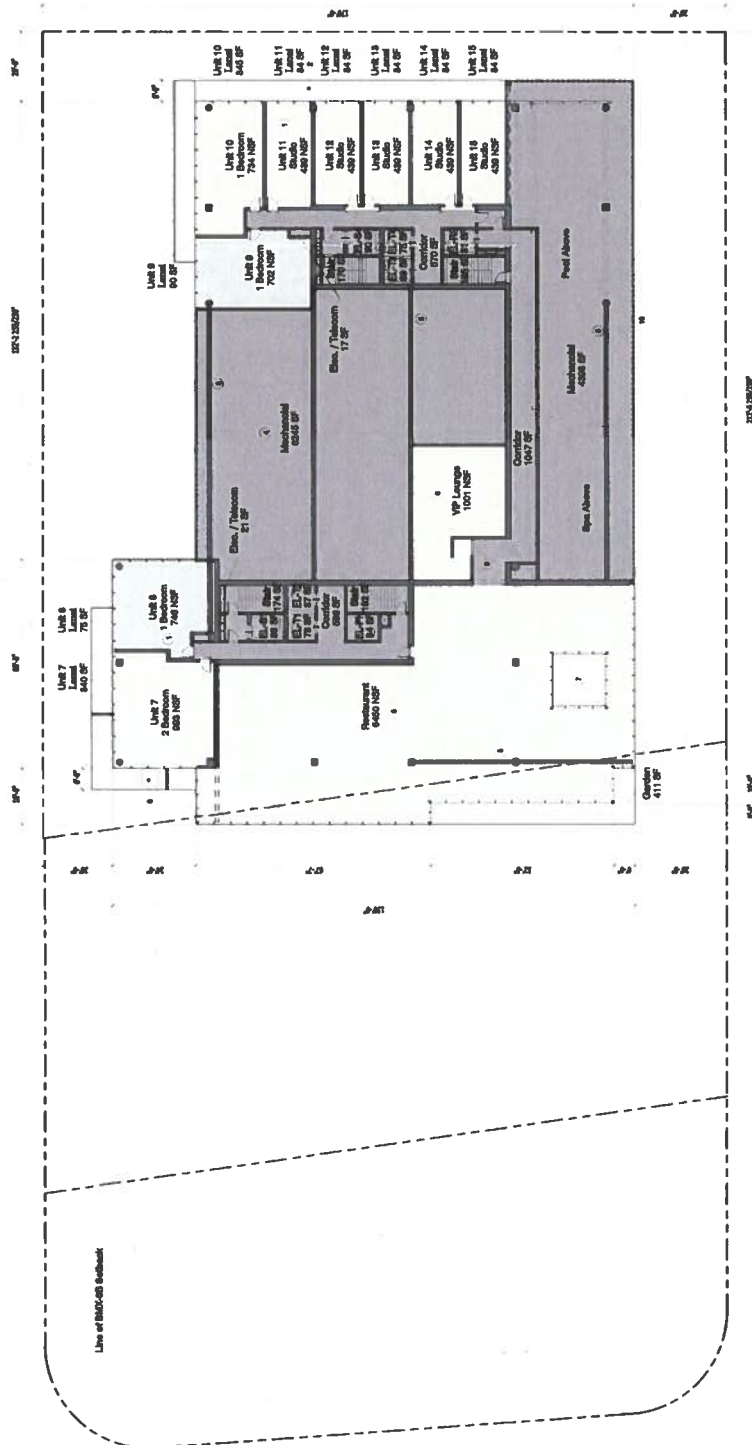
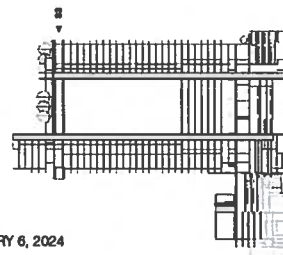
SCALE: 1/8" = 1'-0"

LEVEL 21 TYP. TOWER FLOOR PLAN

FIFTEEN HUNDRED KAPIOLANI



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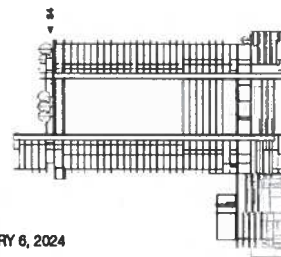
NOTE: ALL AREAS MEASURED FROM UNIT GROSS UNLESS NOTED OTHERWISE.

- 1 RESIDENCES
- 2 BALCONY WITH RUBBER BEL
- 3 BALCONY WITH RUBBER BEL
- 4 8' W X 8' L 2-4" FABRICATED METAL
- 5 MECHANICAL AREA
- 6 MECHANICAL AREA
- 7 LAMINAR FLOW CABINETS
- 8 RESTAURANT ENTRY AND CORRIDOR
- 9 GREEN WALL COUNTERS USING RECYCLED PLASTIC BOTTLES
- 10 RESTAURANT ENTRY AND CORRIDOR
- 11 RESTAURANT ENTRY AND CORRIDOR
- 12 RESTAURANT ENTRY AND CORRIDOR
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- 98 RESTAURANT ENTRY AND CORRIDOR
- 99 RESTAURANT ENTRY AND CORRIDOR
- 100 RESTAURANT ENTRY AND CORRIDOR

SCALE: 1/8" = 1'-0"

LEVEL 33 MECHANICAL/AMENITY PLAN

FIFTEEN HUNDRED KAPIOLANI



LEVEL 34 AMENITY POOL DECK PLAN

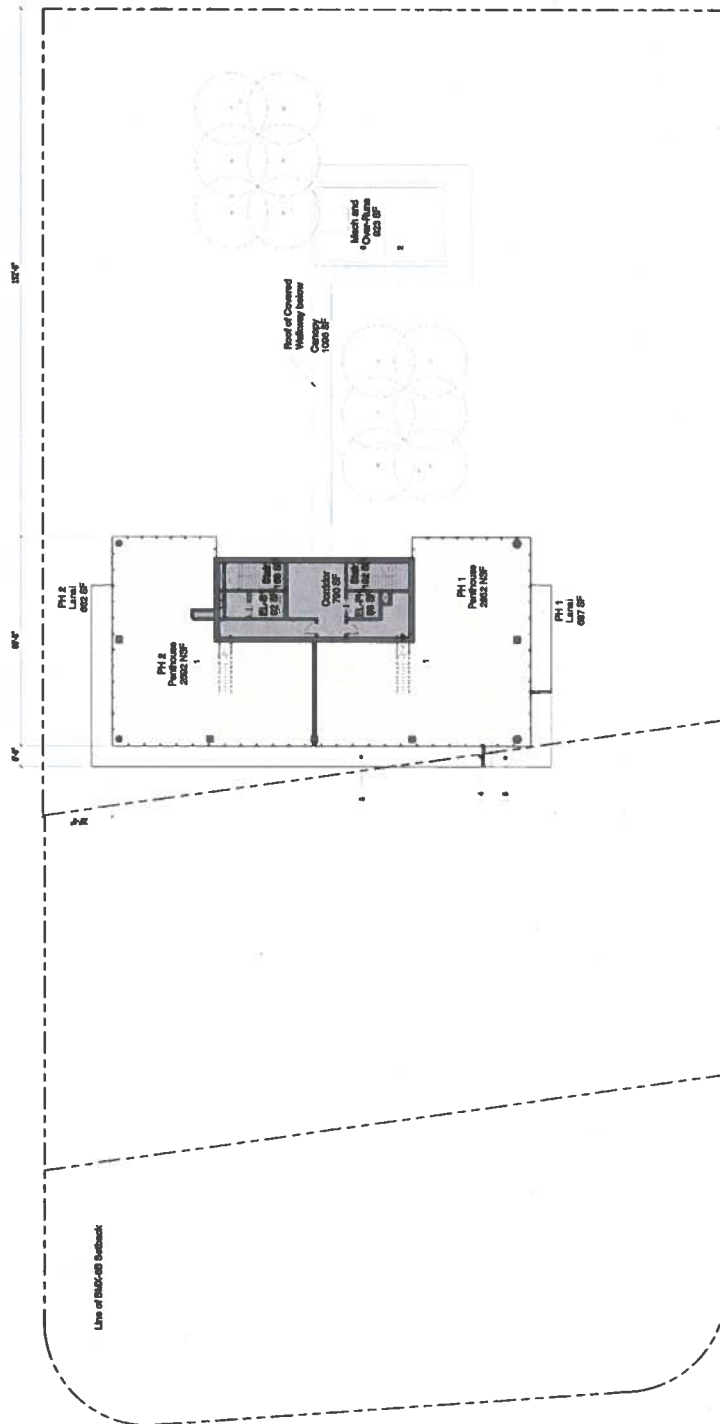
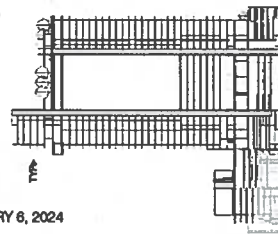
8 10 32
SCALE: 1/8" = 1'-0"

NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

1. RESIDENCES
2. 8' W X 16' X 8'-4" FABRICATED METAL FRAGMENTED PLANTER BOX
3. RESIDENTIAL ADVENTURE AREA WITH THEATER AND ENTERTAINMENT KITCHEN
4. LAMINA NOON COLLUM, GLASS GUARDRAIL AT ENTIRE PERIMETER
5. COVERED CHILDREN'S PLAY LAWN
6. BIKY GARDEN
7. GLASS WIND BREAK & CANOPY
8. 48" DEEP STAINLESS STEEL INFINITY - EDGE UP POOL
9. 84" DEEP STAINLESS STEEL INFINITY - EDGE DOWN POOL
10. GLASS BALUNO PLACING ENTIRE PERIMETER OF ADVENTURE DECK
11. POOL MAINTENANCE ACCESS
12. SEATING AREA WITH PAVERS AND PLANTINGS
13. COVERED RESTING GROVE WITH BENCH UNDER TREES
14. OUTDOOR KITCHEN WITH GAS BBQ GRILLS, ASSAUME & TOTAL CHA-SENTINEL DECK
15. BUILT UP HILL GARDEN WITH PLANTINGS AND GROUND COVER
16. GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGGIES
- LEVEL 34 AN

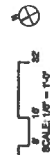


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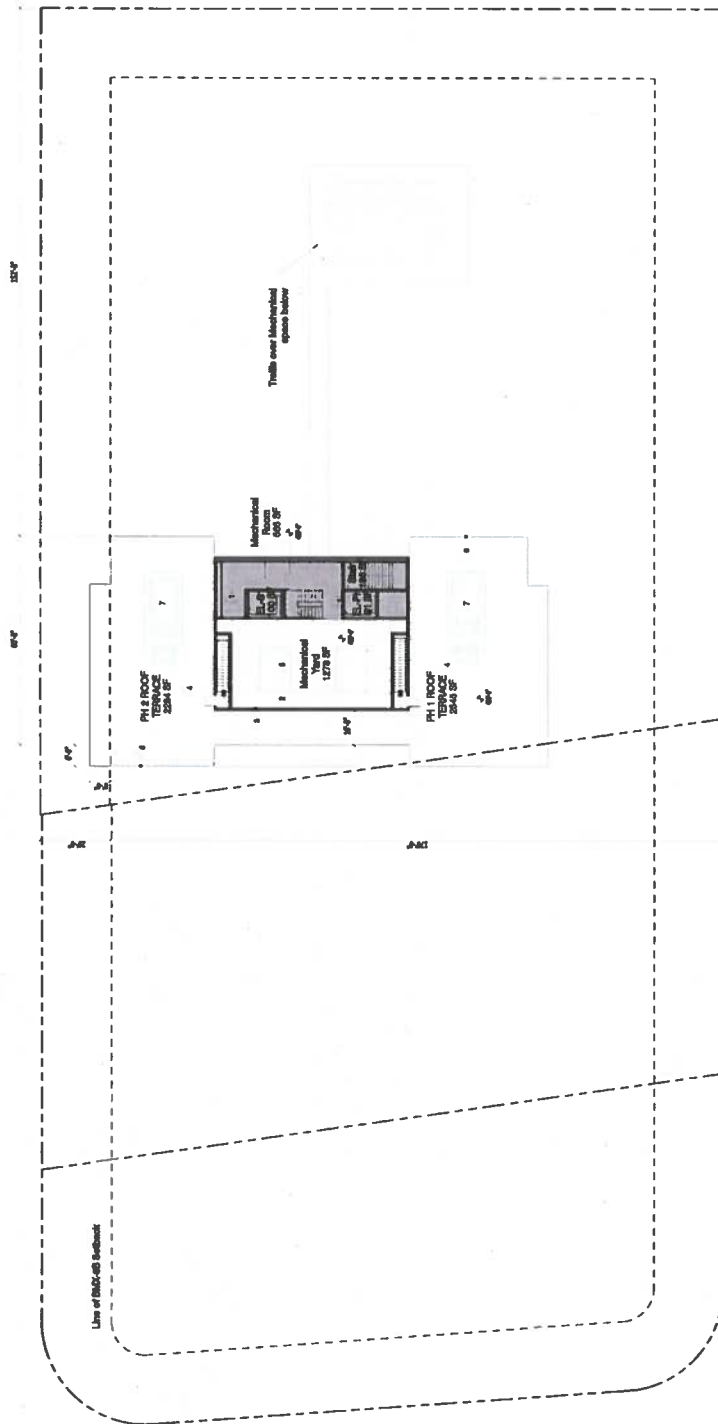
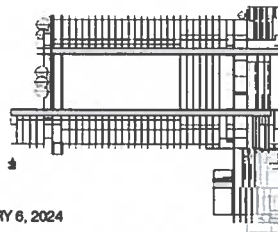
NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

- 1 TWO STORY PENTHOUSE UNITS
- 2 METAL SCREENED MECHANICAL AREA
- 3 BALCONY WITH FLUSH SILL INDOOR/OUTDOOR TRANSITION
- 4 DOUBLE SWIN METAL PRIVACY SCREEN SEPARATING ALL UNITS
- 5 4" X 8" X 8'-0" FABRICATED METAL IRRIGATED PLANTER BOX
- 6 ELEVATOR OVERHEADS



LEVEL 35 PENTHOUSES PLAN

FIFTEEN HUNDRED KAPIOLANI



NOTE: ALL AREAS MEASURED BOMA UNIT
GROSS UNLESS NOTED OTHERWISE.

- 1 ELEVATOR OVERHEADS
- 2 SERVICE CANYON ABOVE
- 3 MECHANICAL SCREEN
- 4 PRIVATE PENTHOUSE TERRACE
- 6 MECHANICAL YARD
- 6 42" HIGH GLASS RAILING
- 7 PRIVATE 80' HIGH STAINLESS STEEL PLUNGE POOL

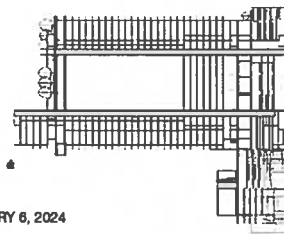


SCALE: 1/8" = 1'-0"

LEVEL 38 MECHANICAL PLAN



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024



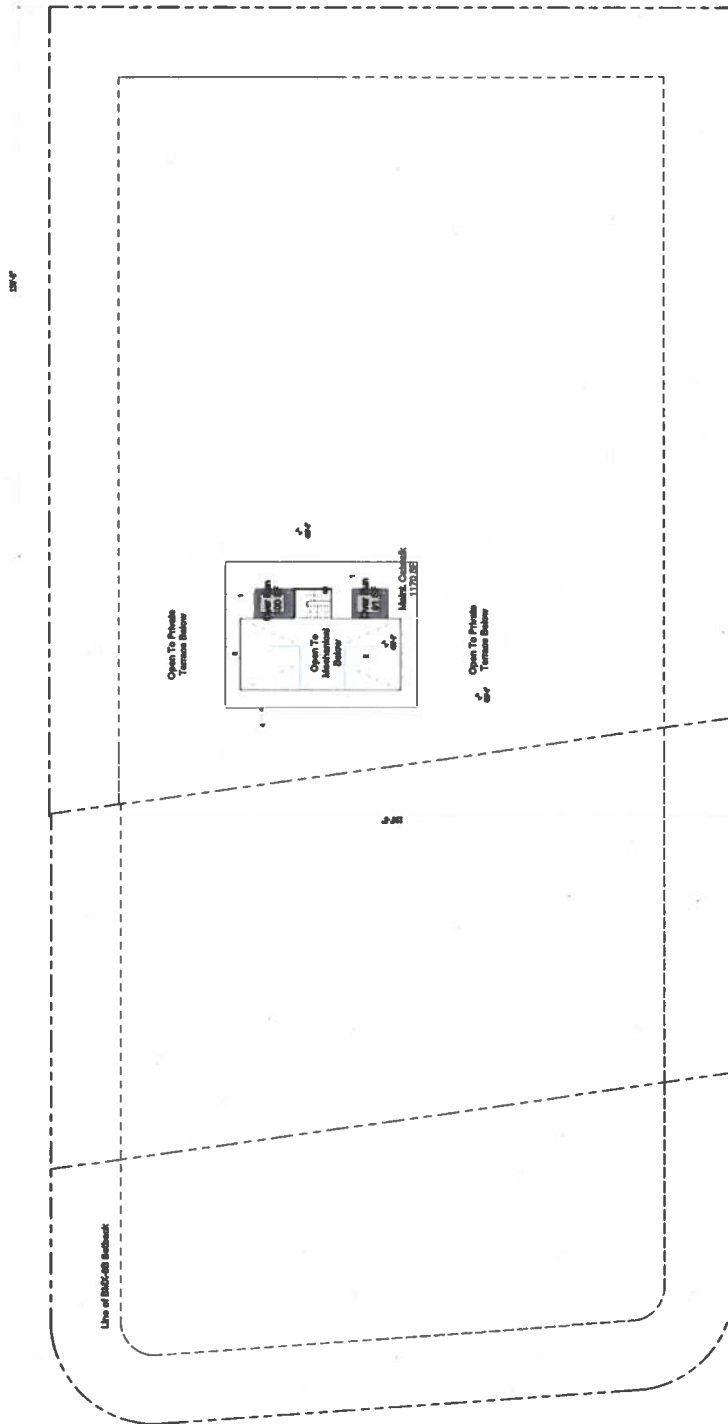
FIFTEEN HUNDRED KAPIOLANI

SCALE: 1/8" = 1'-0"



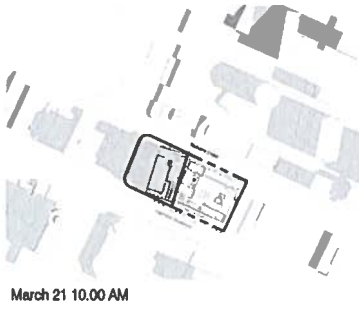
NOTE: ALL AREAS MEASURED BOMA UNIT GROSS
UNLESS NOTED OTHERWISE.

- 1 ELEVATOR OVERHEADS
- 2 OPEN TO BELOW
- 3 SERVICE CATAWALK
- 4 MECHANICAL SCREEN



ROOF PLAN

SHADOW STUDIES



March 21 10:00 AM



March 21 12:00 PM



March 21 2:00 PM



June 21 10:00 AM



June 21 12:00 PM



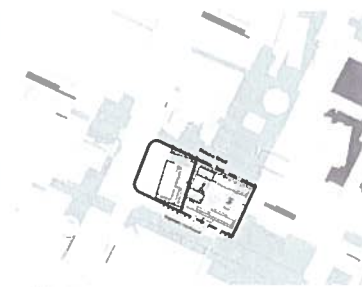
June 21 2:00 PM



December 21 10:00 AM



December 21 12:00 PM



December 21 2:00 PM



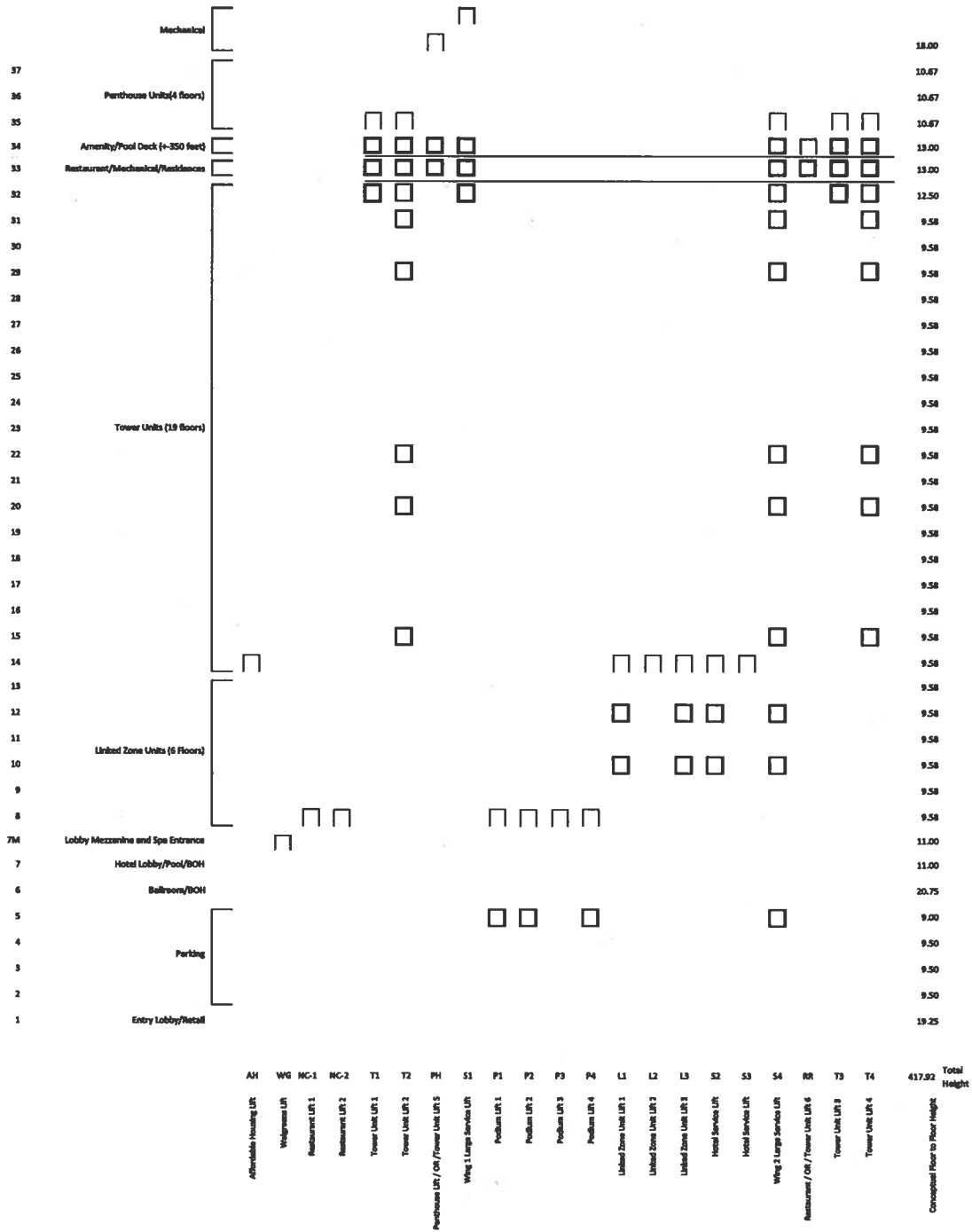
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

1" = 200'-0"

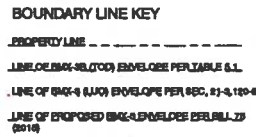


FIFTEEN HUNDRED KAPIOLANI

1500 Kapiolani Elevating Scheme 3.0



ELEVATORING DIAGRAM



- FIFTEEN HUNDRED KAPIOLANI.**

- ## FIFTEEN HUNDRED KAPOLANI

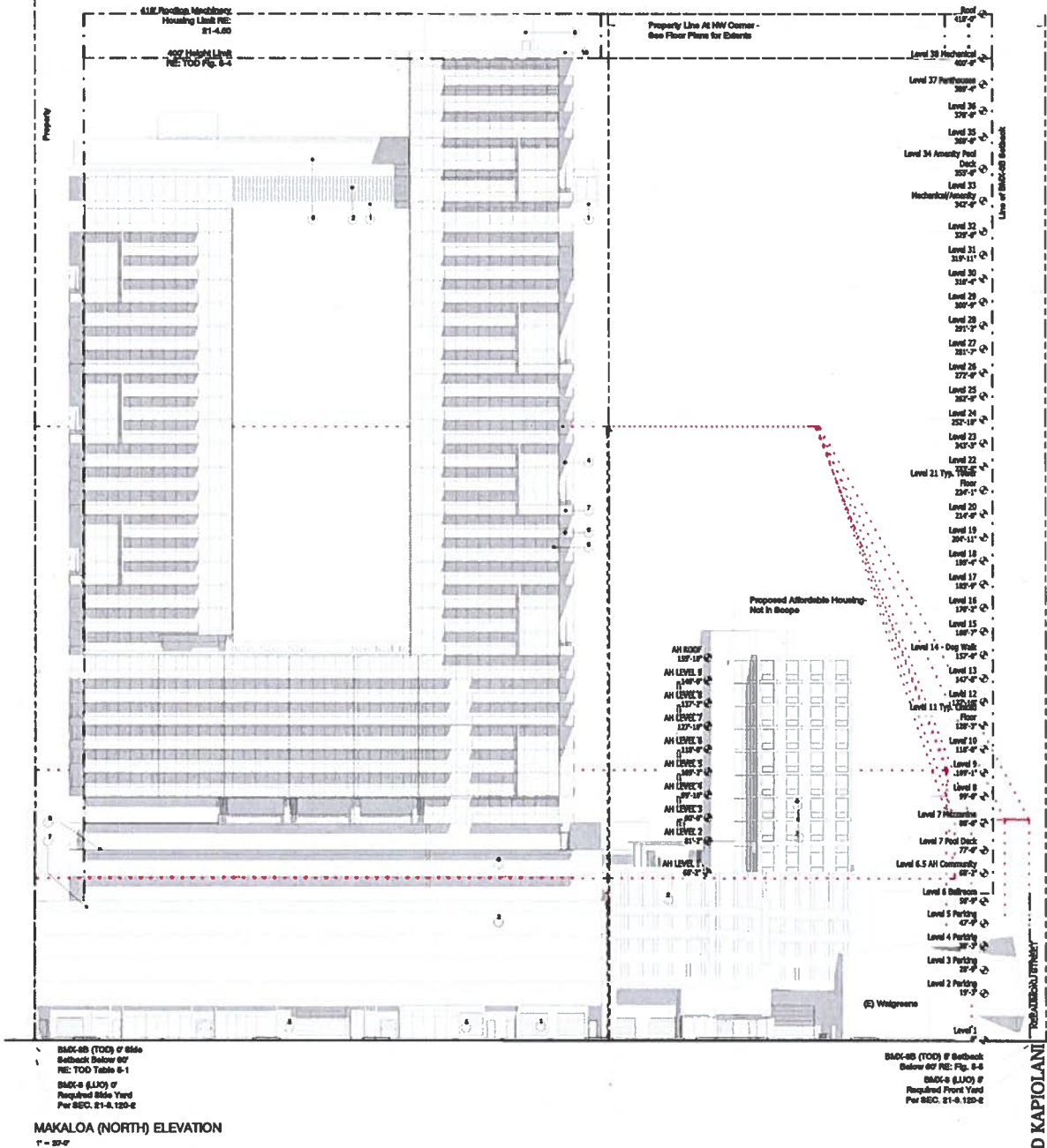
MAKALOA ELEVATION

- ① DARK COLORED STONE OR METAL PANELS
- ② ARTICULATED PERFORATED METAL PANEL SYSTEM FOR GARAGE VENTILATION
- ③ NEUTRAL COLORED METAL PANEL SYSTEM
- ④ LIGHT COLORED STONE OR METAL PANELS
- ⑤ HIGH PERFORMANCE GLAZING CURTAINWALL
- ⑥ LAMINATED GLASS RAILING FASCIA MOUNTED TO LANAI
- ⑦ 4" DEEP FULLY IRRIGATED PLANTING BED FOR LANDSCAPING
- ⑧ METAL PANEL MECHANICAL SCREEN
- ⑨ METAL SUNSHADE
- ⑩ 42" GLASS GUARDRAIL

BOUNDARY LINE KEY

PROPERTY LINE
 LINE OF BAC-4 (TOD) ENVELOPE PER TABLE 6.1
 LINE OF BAC-4 (LUO) ENVELOPE PER SEC. 21-4.120-2
 LINE OF PROPOSED BAC-4 ENVELOPE PER BILL 78 (2019)

BAC-4B (TOD) 30'-0" setback (SIS 344a)
 (The Building Foot) Above 30' SEE Table 6-1



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

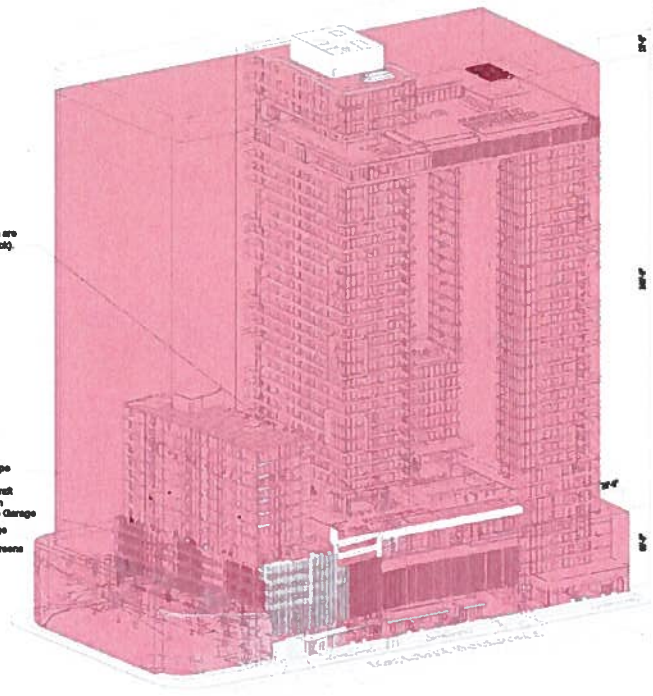


FIFTEEN HUNDRED KAPIOLANI

BMX-3B ENVELOPE ANALYSIS

Encroachments shown are active spaces (pool deck).

BMX-3 Envelope Per March 2018 Draft TOO Final Plan Addition to (C) Garage Existing Garage Existing Wallgreens

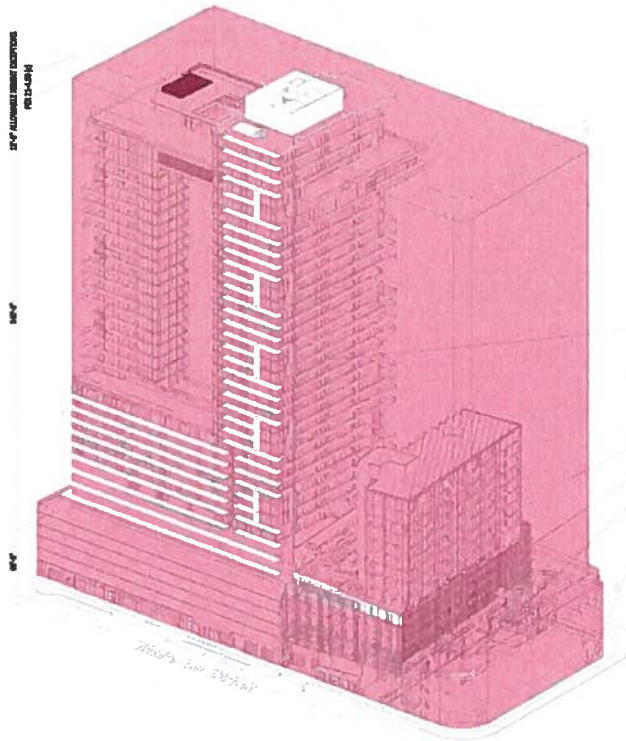


Total Envelope Volume: 24,589,383 C.F.
Proposed Volume: 9,693,220 C.F. (39.4% of Total)
Volume outside of Envelope: 54,189 C.F. (0.2% of Total)

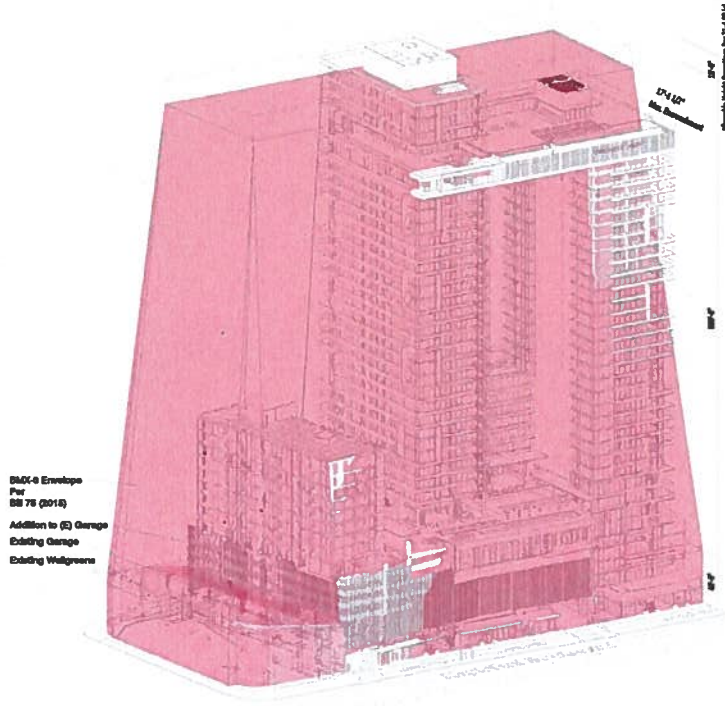
25' 0" AUTOMATED HEIGHT RESTRICTIONS (PS 12-108)

Encroachments shown are active spaces (tennis).

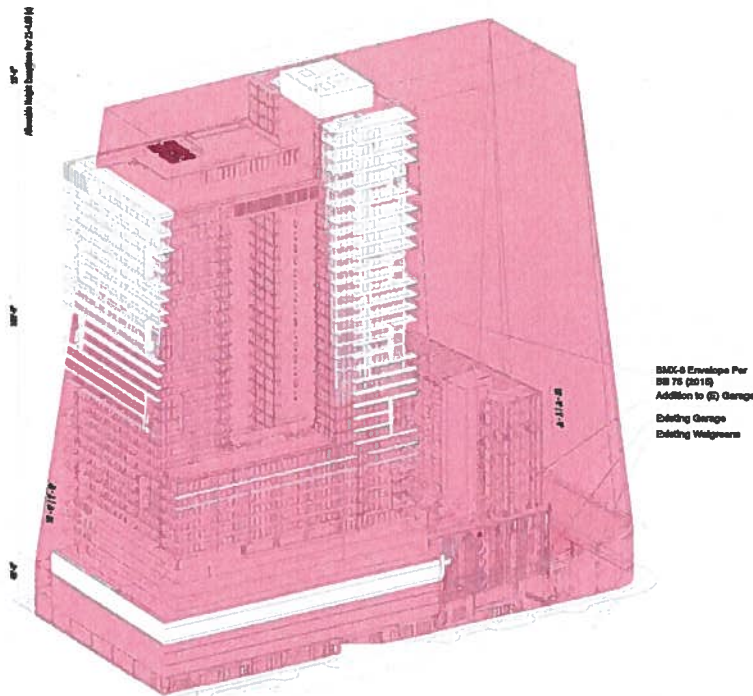
BMX-3 Envelope Per SR 76 (2018) Addition to (C) Existing Garage Existing Wallgreens

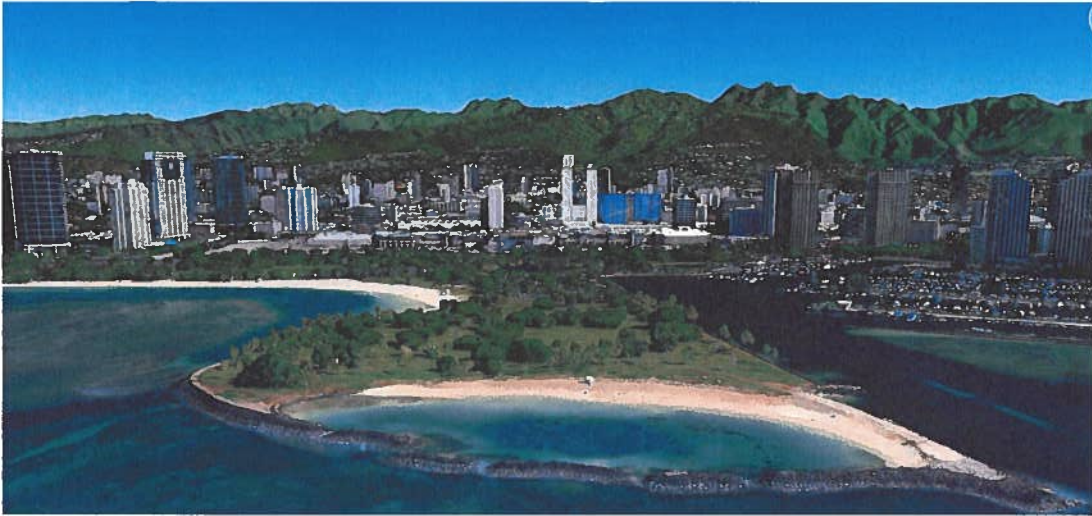


PROPOSED BMX-3 ENVELOPE ANALYSIS - BILL 75 (2015)



Total Envelope Volume: 22,280,100 C.F.
 Proposed Volume: 9,063,200 C.F.
 (43.5% of Total)
 Volume outside of Envelope: 368,400 C.F.
 (1.6% of Total)





VIEWS IN CONTEXT



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

FIFTEEN HUNDRED KAPIOLANI



VIEW FROM SOUTHWEST

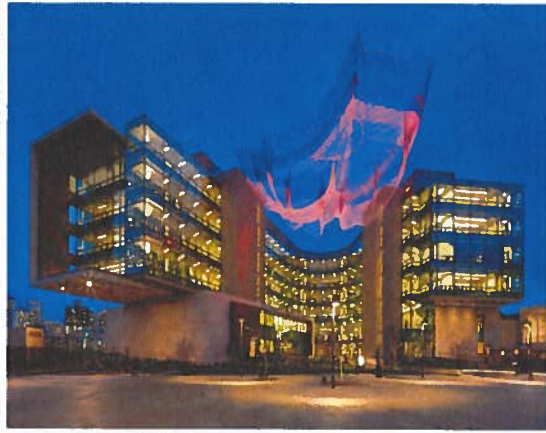
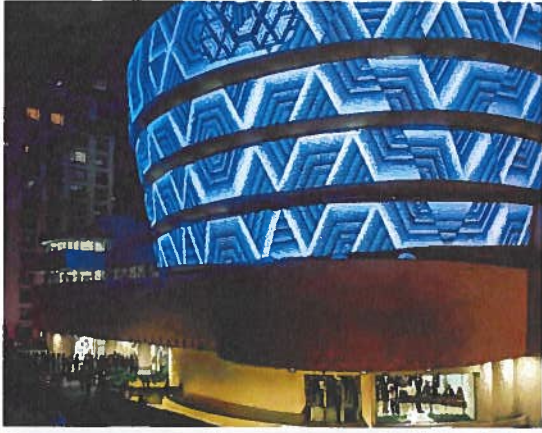


1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

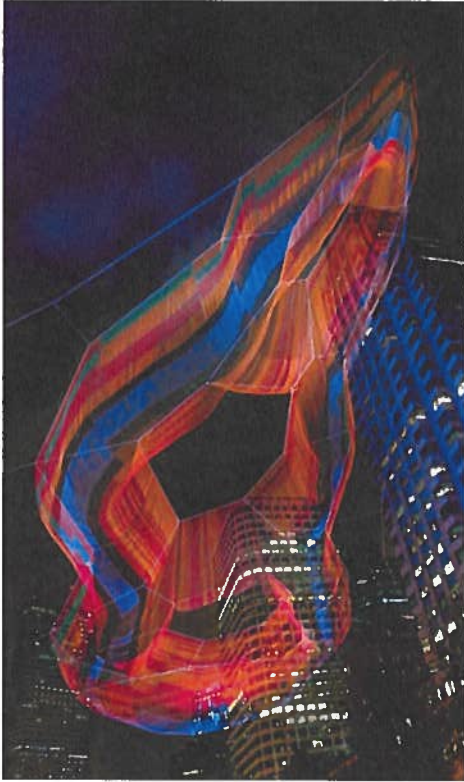
FIFTEEN HUNDRED KAPIOLANI

VIEW ABOVE KAPIOLANI

FIFTEEN HUNDRED KAPIOLANI



ART CONCEPTS

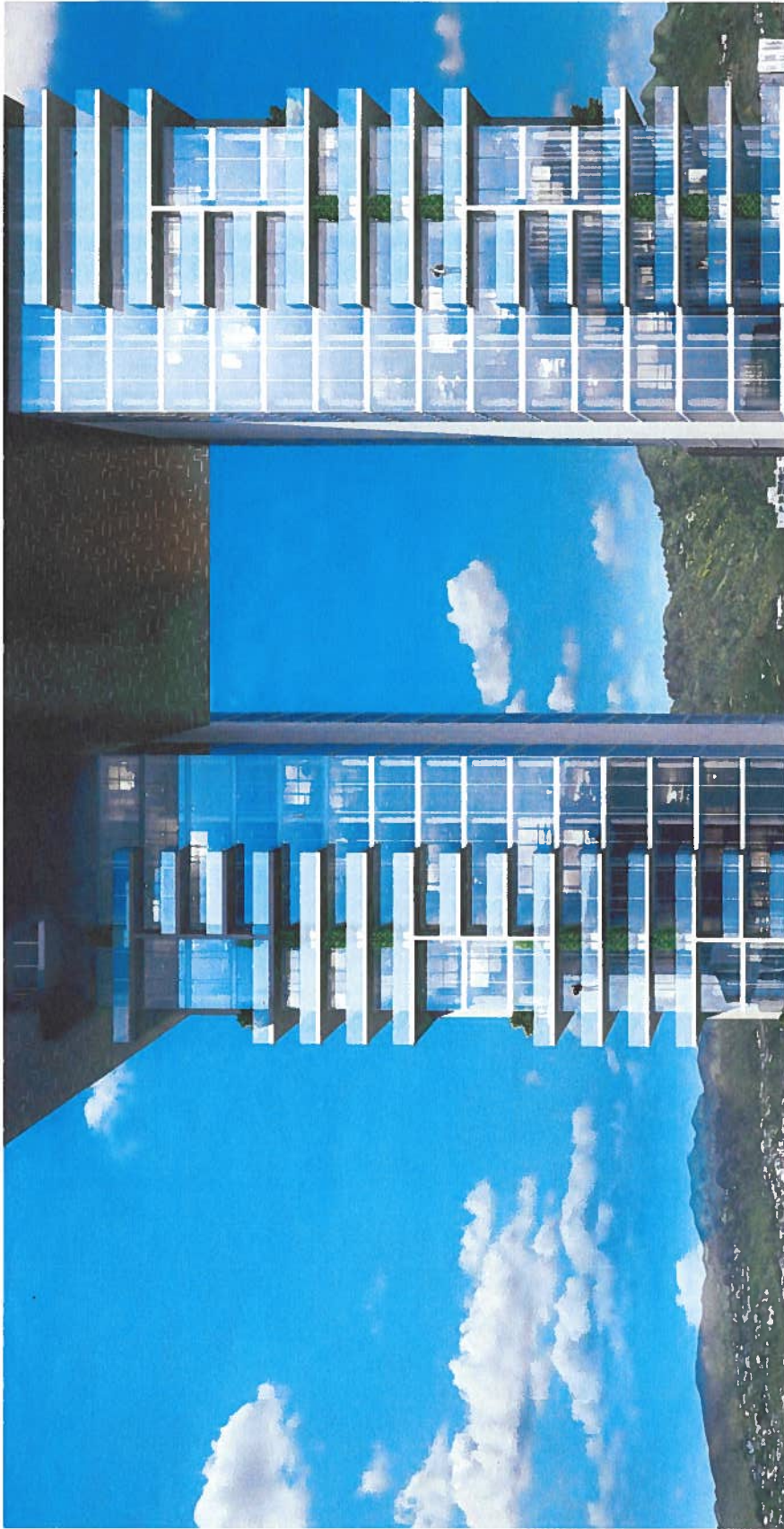


SKY GARDEN



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

FIFTEEN HUNDRED KAPIOLANI



TOWER DETAIL



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FIFTEEN HUNDRED KAPIOLANI



HOTEL POOL, RESTAURANT, AND AFFORDABLE HOUSING



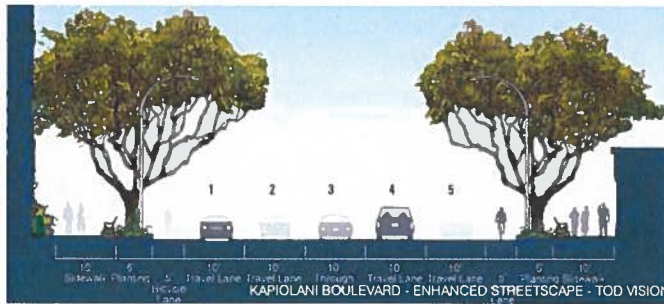
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

FIFTEEN HUNDRED KAPIOLANI

STREETSCAPE CONCEPTS



KAPIOLANI BOULEVARD - TOD VISION



KAPIOLANI BOULEVARD - ENHANCED STREETSCAPE - TOD VISION



USE THE ALA MOANA TOD PLAN
DIRECTION FOR ACTIVATING THE
STREET EDGE

SET THE BUILDING BACK ABOVE THE
FIRST FLOOR ALONG KAPIOLANI

PROVIDE CONTINUOUS RETAIL
FRONTAGE ALONG KAPIOLANI

INCLUDE LUSH LANDSCAPING IN THE
PARKWAY BUFFER AREAS

CAPITALIZE ON THE MONKEY POD
TREE CANOPIES ALONG KAPIOLANI

CREATE A BIKE SHARE FACILITY
ALONG KAPIOLANI

MAXIMIZE SERVICE RETAIL FRONTAGE
ALONG MAKALOA



MONKEYPOD TREES PROVIDING DAPPLED SHADE ON KAPIOLANI



GREEN WALL PODIUM SCREEN CONCEPT





PEDESTRIAN VIEW ALONG KAPIOLANI

FIFTEEN HUNDRED KAPIOLANI



COMMUNITY BENEFITS

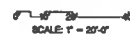


- 1 ON-SITE AFFORDABLE HOUSING
(SEE NARRATIVE FOR DETAILS)
- 2 IMPROVED RETAIL FRONTAGE ALONG MAKALOA
(NOT SHOWN)
- 3 IMPROVEMENTS IN THE RIGHT-OF-WAY
- 4 IMPROVED PARKWAY LANDSCAPING
- 5 PUBLIC BENCHES AND OTHER SITE FURNITURE
- 6 IMPROVED BUS SHELTER
- 7 PUBLIC PLAZA / PARKLET
- 8 PUBLIC SCULPTURE CENTERPIECE AND RETAIL
KIOSK
- 9 PLANTERS
- 10 VERTICAL GARDEN (ABOVE)
- 11 FUTURE BIKE LANES (NOT SHOWN)
- 12 NEW BIKE SHARE
- 13 CONTINUOUS RETAIL FRONTAGE, PAVING AND
IMPROVEMENTS WITHIN PROPERTY
- 14 CROSSWALK IMPROVEMENTS AT KAPIOLANI AND
KEEAUMOKU (NOT SHOWN - SEE NARRATIVE)

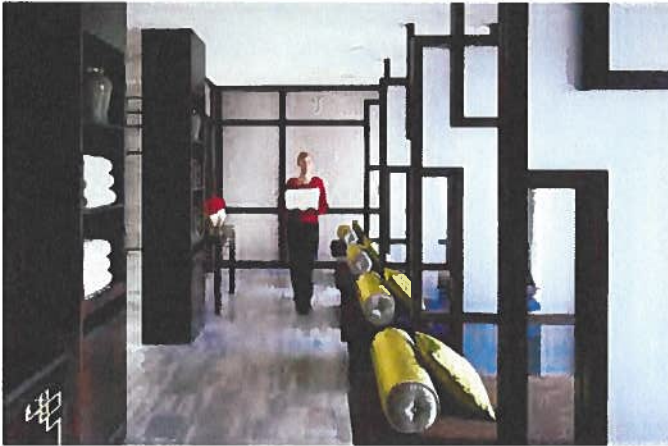


1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 |

3 APRIL 2017



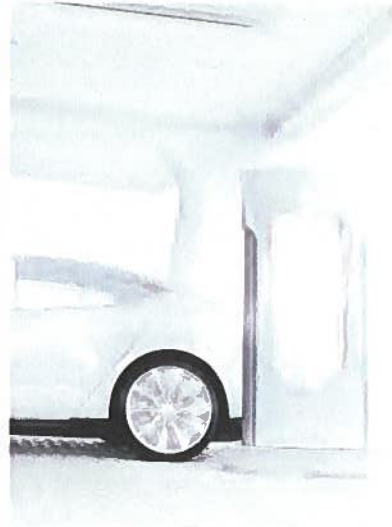
FIFTEEN HUNDRED KAPIOLANI



SUSTAINABILITY CONCEPTS

Sustainable Design Concepts

- Deep balconies act as solar control on all sides of the tower.
- Public open spaces at the street edge and at multiple points within the tower for building occupants.
- Extensive natural landscaped areas.
- Recycling plans for the entire building to be utilized by both hotel and residential users.
- On site renewable energy - rooftop photovoltaic
- Water-efficient plumbing fixtures
- Individually-controlled central air-conditioning
- Bedrooms and great rooms wired for ceiling fans
- Bio-filtration system in-lieu of chemical additives for swimming pools
- Electric Vehicle charging stations for hotel parking and residential parking.
- Bicycle parking to encourage the use of public transportation.
- Within walking distance to multiple forms of public transportation.
- Site adjacent bike share kiosk
- Surrounding density provides multiple uses (shopping, dining, entertainment, etc.)
- LED light fixtures predominant
- High performance glazing system
- Ample natural daylighting for most building uses
- Designed to meet U.S. Green Building Council LEED certification standards



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 24-80, CD1

Introduced: 03/28/24 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: AMENDING RESOLUTION 17-221, CD1, AS AMENDED BY RESOLUTION 20-170, CD1, AS FURTHER AMENDED BY RESOLUTION 23-272, CD1, TO FURTHER EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT LOCATED AT 1500 KAPI'OLANI BOULEVARD, AND TO APPROVE CERTAIN PROJECT MODIFICATIONS.

Voting Legend: * = Aye w/Reservations

03/28/24	INTRO	Introduced.
04/03/24	ZON	Reported out for adoption as amended in CD1 form. CR-117 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER
04/17/24	CCL	Committee report and Resolution as amended were adopted. 8 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, WATERS, WEYER 1 ABSENT: TUPOLA

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


GLEN I. TAKAHASHI, CITY CLERK


TOMMY WATERS, CHAIR AND PRESIDING OFFICER