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1538 Kapi‘olani Tower

Interim Planned Development – Transit (IPD-T)

June 2023



Submitted by R.M. Towill Corporation for Resolution 23-62
Committee on Zoning | June 21, 2023

MISC. COM. 335
ZON

Introduction

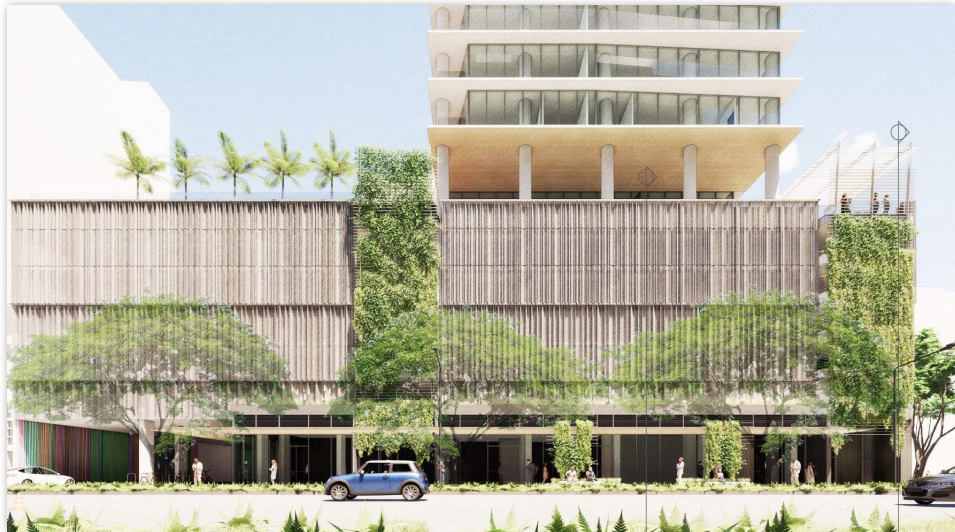
Applicant: 1538 Kapiʻolani LLC

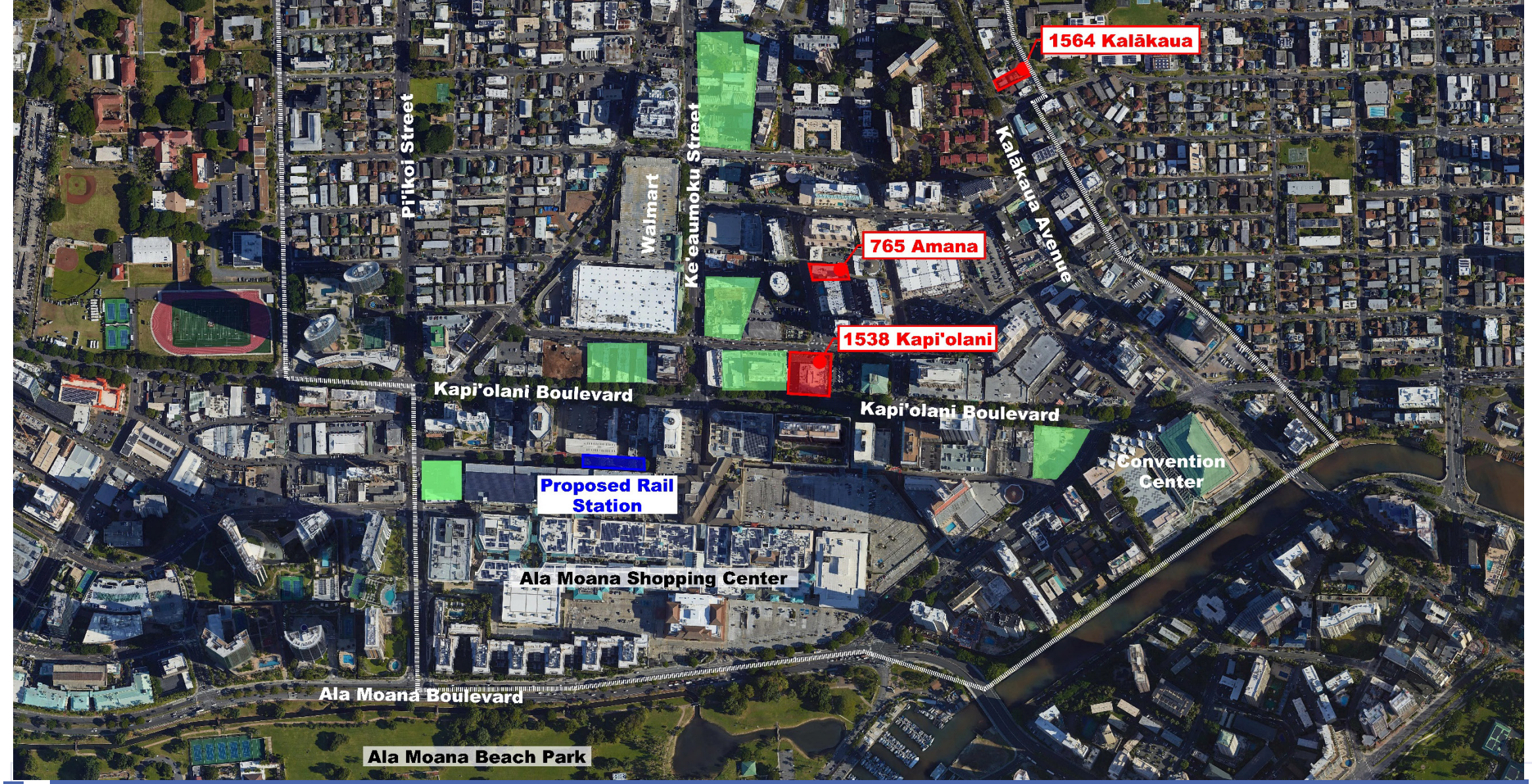
Proposal:

- Construct a mixed-use project, comprised of 331 for-sale residential units.
- Provide 101 affordable rental housing units at two off-site locations (23.5% of total)

Entitlement Process: IPD-T permit application.






1564 Kalākaua
765 Amana
1538 Kapi'olani
Pi'ikoi Street
Walmart
Ke'eaumoku Street
Kalākaua Avenue
Kapi'olani Boulevard
Kapi'olani Boulevard
Proposed Rail Station
Convention Center
Ala Moana Shopping Center
Ala Moana Boulevard
Ala Moana Beach Park

TOD Context



Project Site

Lot Area: 0.922 acre (40,166 square feet)

Zoning:

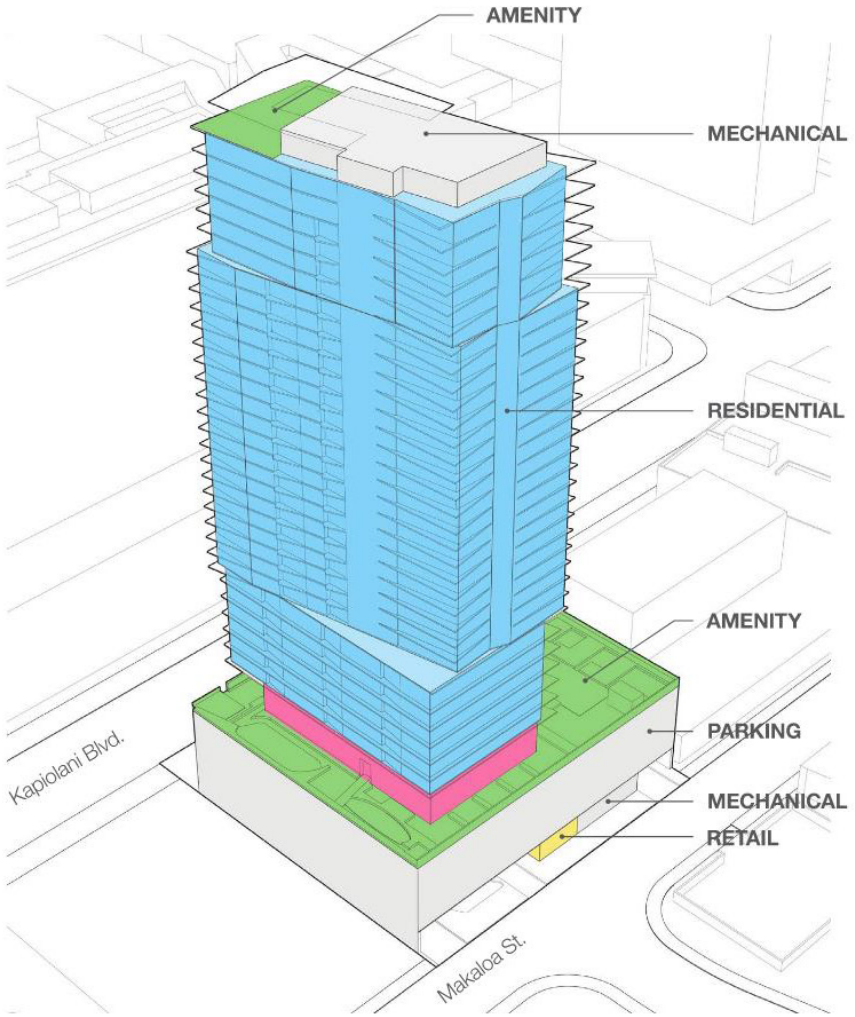
- BMX-3 Community Business Mixed Use (LUO)
- BMX-3B Kapiʻolani Mixed Use (Ala Moana TOD Plan)

1538 Kapi‘olani Tower

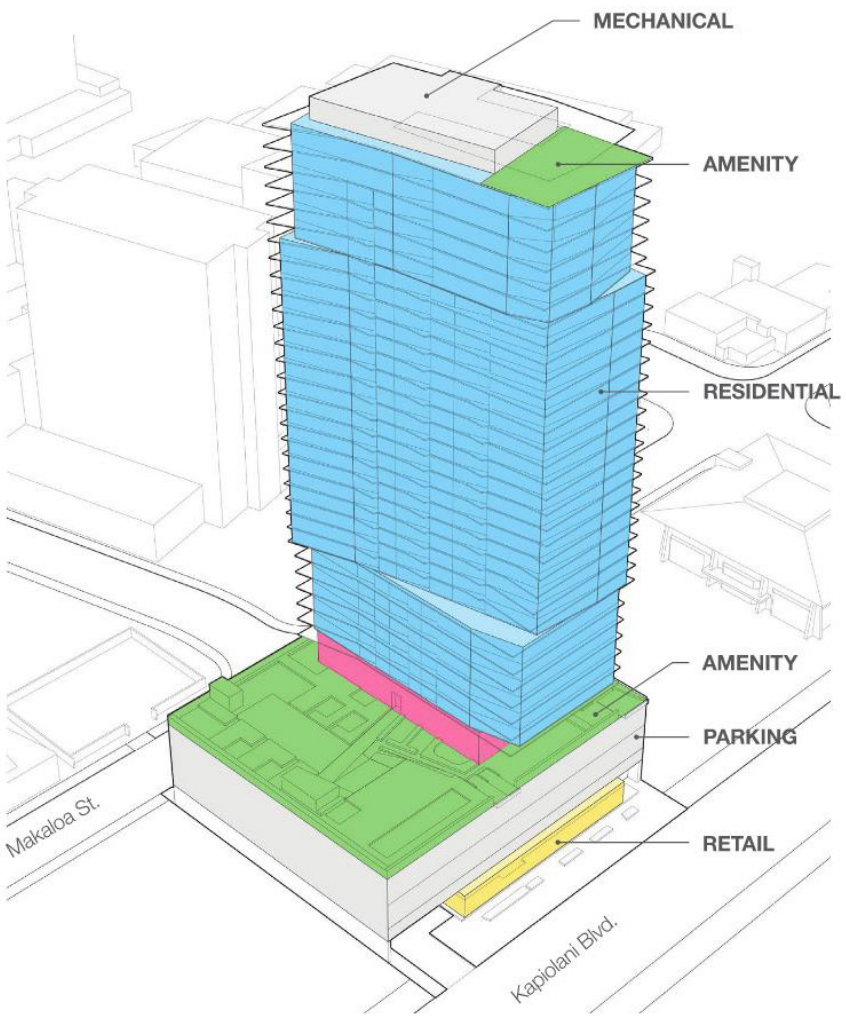
- Residential Units: 331
  - Studio: 55
  - 1 Bed: 135
  - 2 Bed: 115
  - 3 Bed: 26
- Commercial Space: 8,700 square-feet
- Building Height: 400-feet



Northeast Axon



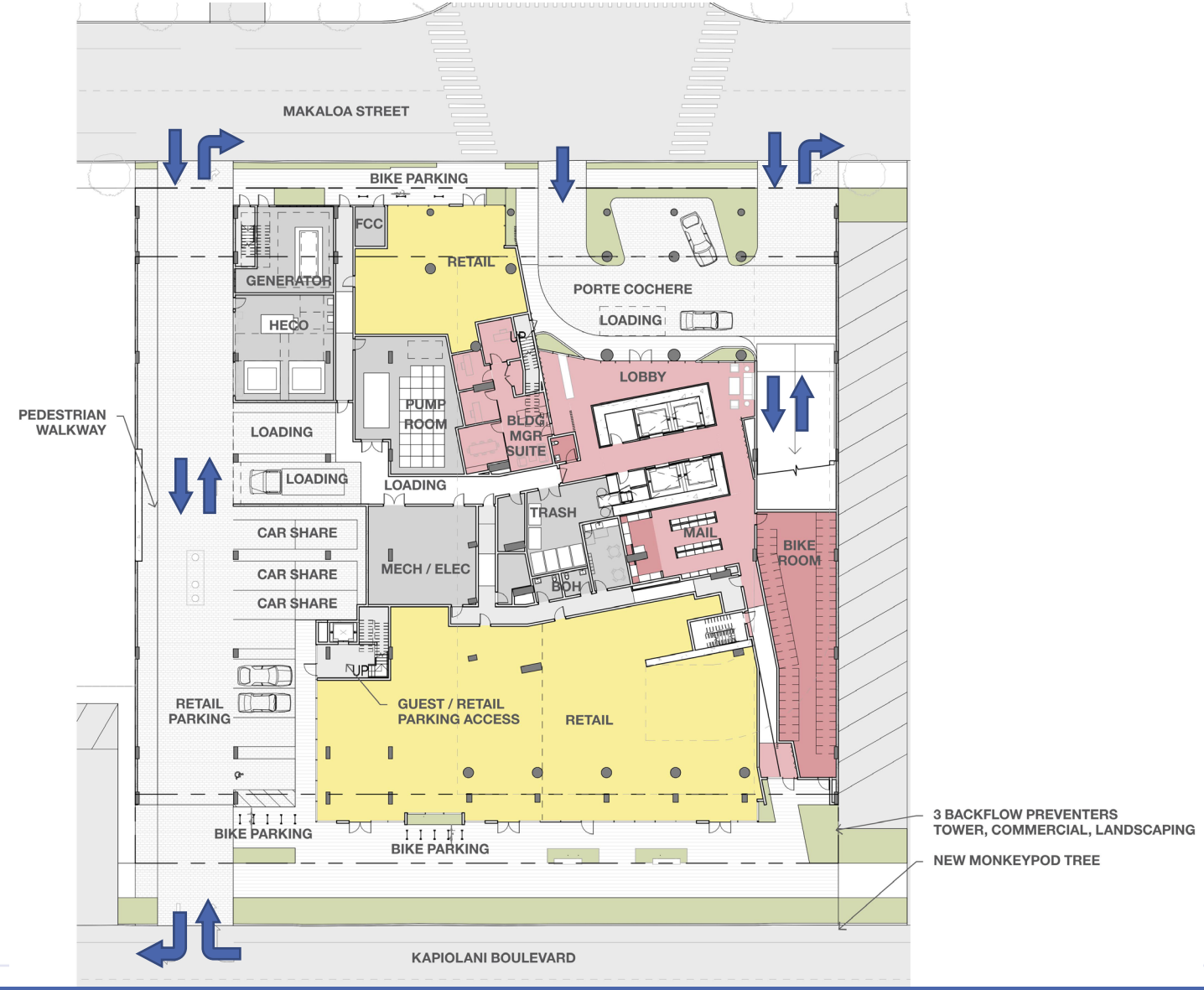
Southwest Axon





Conceptual Program

‘Ewa



Diamond Head

Ground Floor Plan

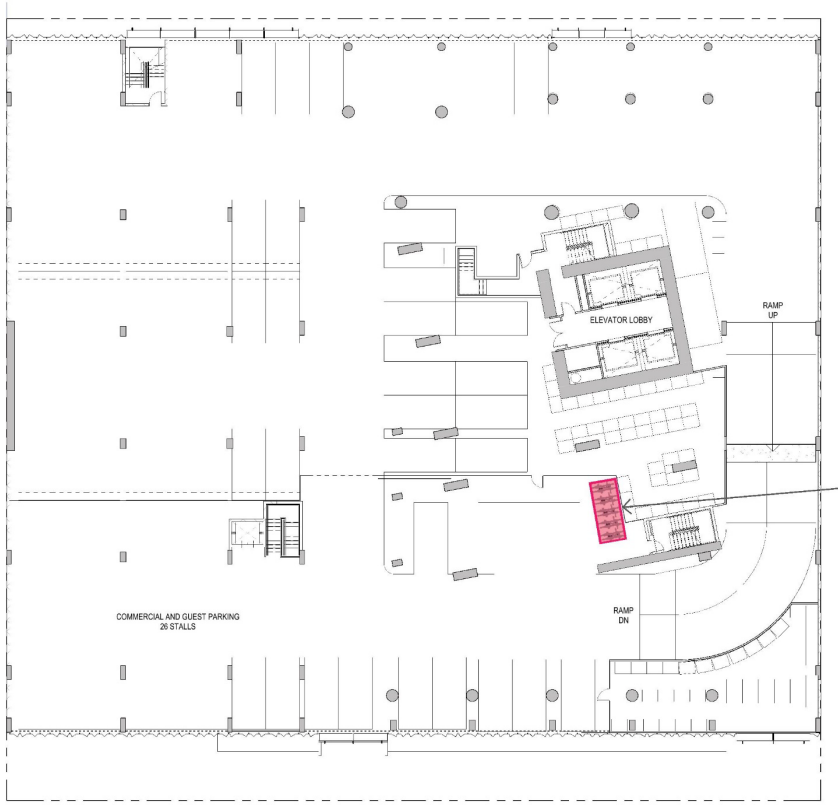
Total Bicycle Stalls: 262

-Short Term: 38
-Long Term: 224

Ground Floor



Second Floor



Bicycle Parking

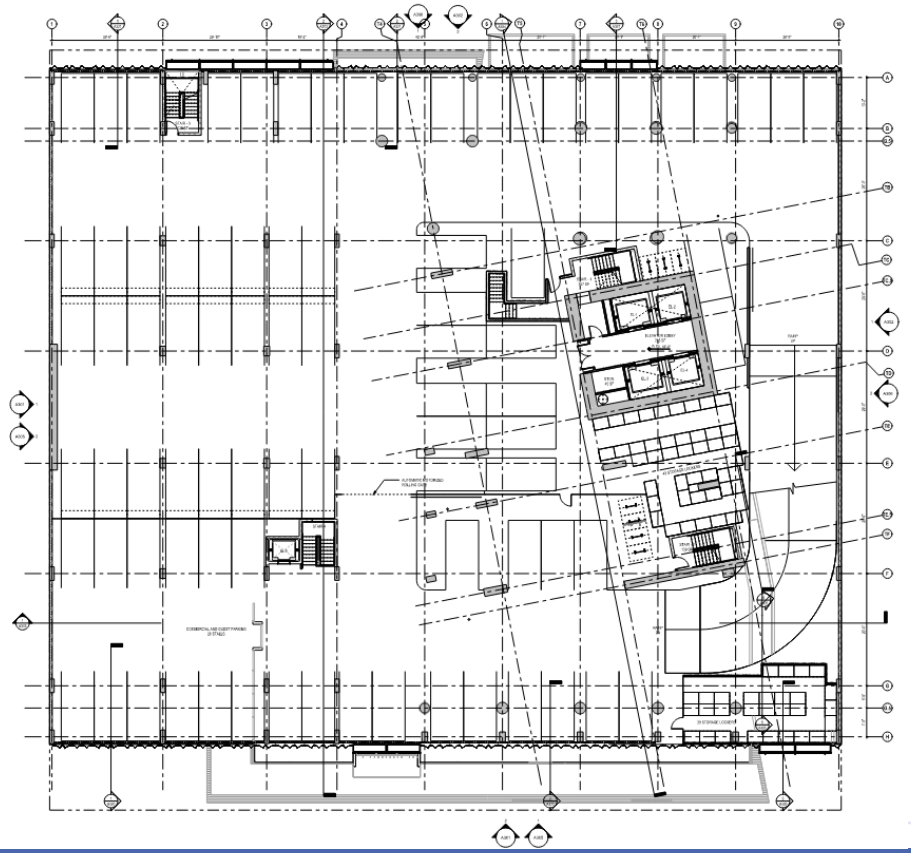
Total Vehicle Stalls: 466

-Residential: 433
-Retail/Guest: 33

Ground Floor



Second - Sixth Floor



Vehicle Parking and Loading





Kapiʻolani Boulevard



Kapiʻolani Streetscape



Kapi‘olani Streetscape

765 Amana Street Adaptive Re-use

Lot Area: 15,072 square-feet

Existing Use: 5-story commercial office building.

Proposed Use: 64, studio- to 2-bedrooms affordable rental units (15% of total units)

- All rental units at 80% AMI for 30 years



1564 Kalākaua Ave

Lot Area: 7,400 square-feet

Existing Use: 2- two story buildings with a total of 6 apartment units

Proposed Use: 37, 1- to 3-bedrooms affordable rental units (8.5% of total units)

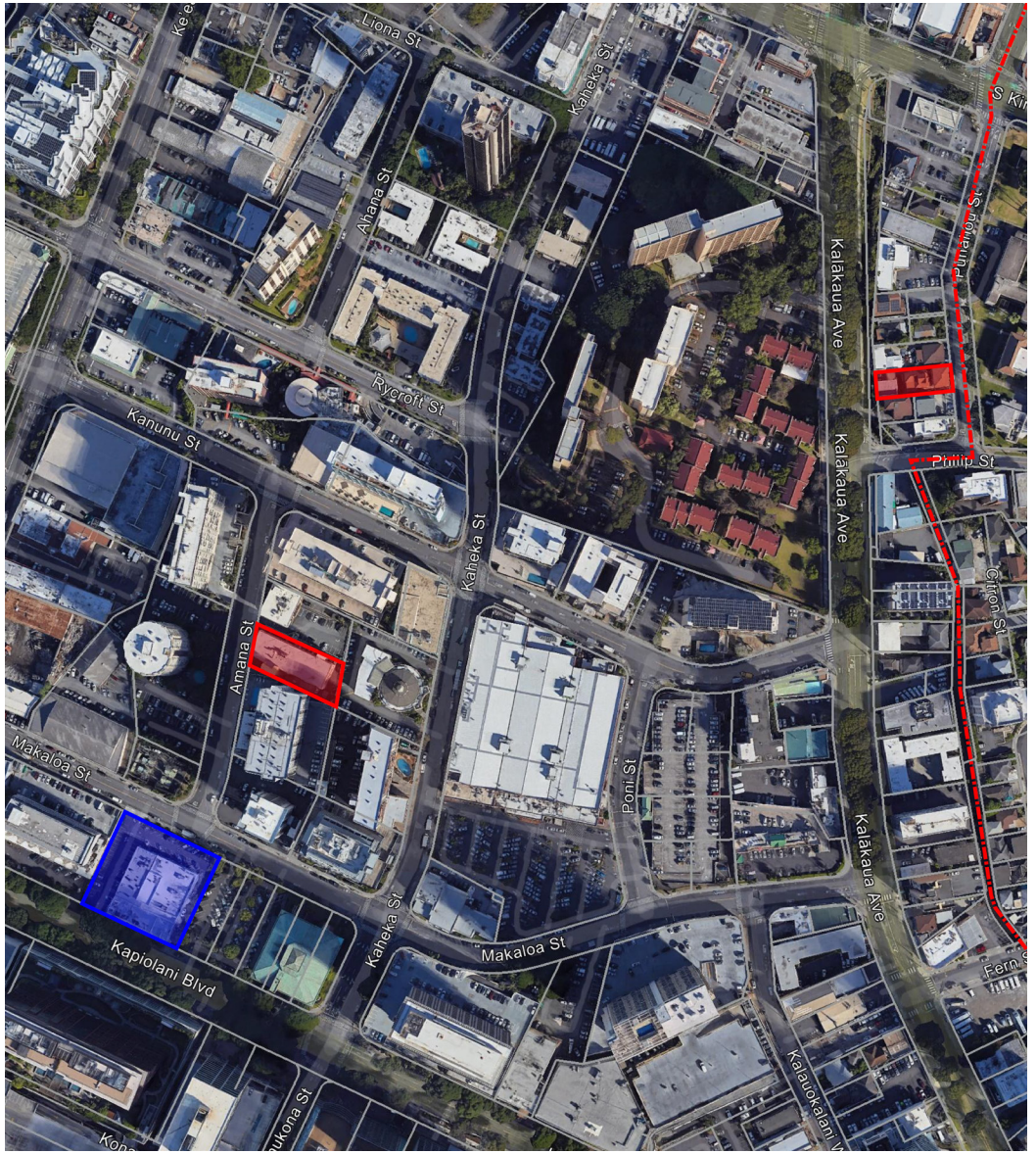
- All rental units at 80% AMI for 30 years



Total Residential Units

Unit Type	1538 Kapiʻolani	765 Amana	1564 Kalākaua
Studio	55	36	-
1-Bed	135	20	24
2-Bed	115	8	11
3-Bed	26	-	2
Total	331	64	37

Type	Units	% of Total
Market	331	76.6%
Affordable	101	23.4%
Total	432	100%





Community Benefits

Affordable Housing
36 affordable rental units at 80% AMI *65 affordable rental units at 80% will be provided in accordance with ROH Chapter 29.
Car-share - 10 publicly accessible car-share spaces
Bikeshare - Publicly accessible stations capable of holding 40 bicycles
Contribution towards multimodal transportation
Pedestrian/Bicycle/Vehicular Path
Streetscape Improvements

Mahalo!

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