'24MAR27 PM 2:14 CITY CLERK

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

JIRO A. SUMADA
DEPUTY DIRECTOR
HOPE PO'O

March 27, 2024

2017/SDD-24 (JD)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

Subject:	Request to Extend Deadline of Resolution Number (No.) 17-221, CD1 Interim Planned Development-Transit and Special District Major Permit No. 2017/SDD-24
Project:	1500 Kapi'olani Condo - Hotel and Residential Development
Applicant:	Mana'olana Partners 1500, LLC
Landowners:	Mana'olana 1500, LLC and Haeri Hacienda Plaza, LLC
Agent:	R.M. Towill Corporation (Isaiah T.K. Sato)
Location:	1470, 1488, and 1500 Kapi'olani Boulevard – Pāwa'a Kai, Honolulu
Tax Map Keys:	2-3-021: 043 and 044 (formerly 2-3-021: 007 through 010)

The Department of Planning and Permitting (DPP) recommends approval of the Applicant's proposed modification and request for a three-year extension to obtain building permits (BPs) for the subject Project.

Enclosed for your consideration are the DPP's Report and Recommendation and Draft Resolution, pursuant to Condition R of Resolution No. 17-221, CD1, which provided procedures for deadline extensions, and Resolution No. 23-272, CD1, which required the Applicant to propose a Project modification that would be a benefit to the community. The current deadline to obtain a BP is April 24, 2024.

DEPT. COM. 211

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

Very truly yours,

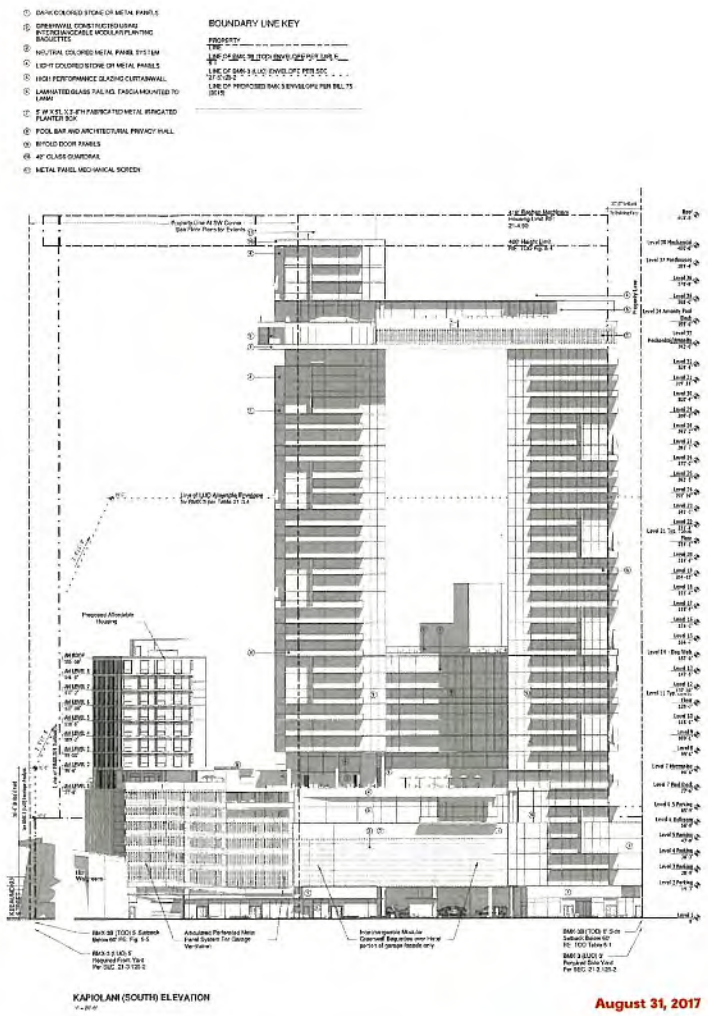
Dawn Takeuchi Apuna
Director

Enclosures: Report and Recommendation
Draft Resolution
Exhibits A-1 through A-7 and Attachment A

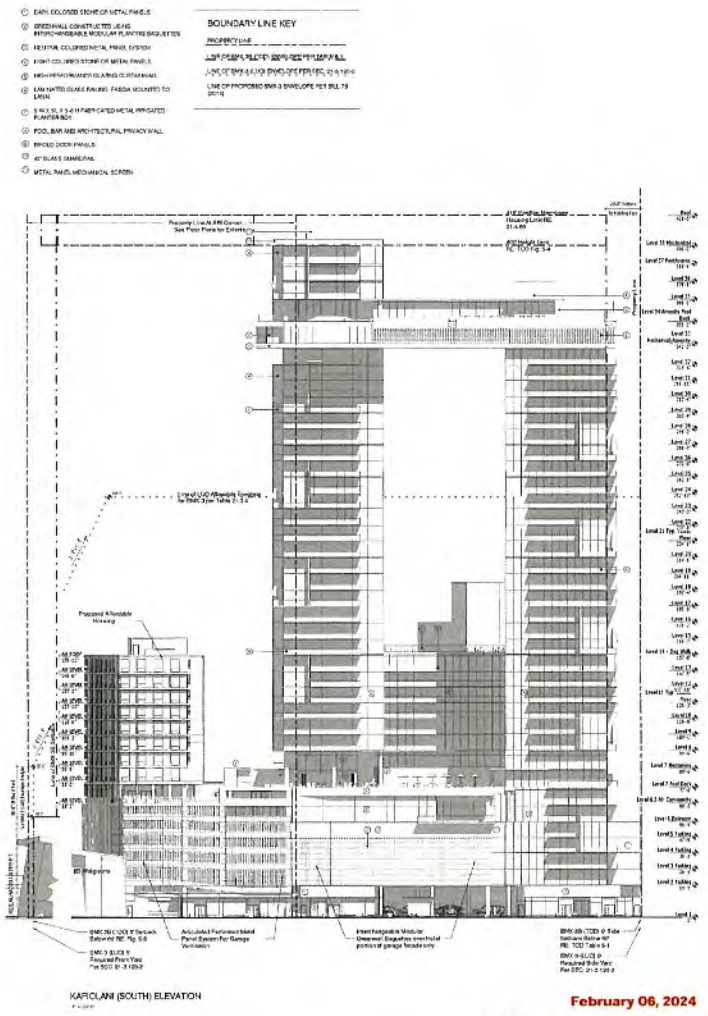
cc: Isaiah T.K. Sato, R.M. Towill Corporation
Mana'olana Partners 1500, LLC

APPROVED:

Michael D. Formby
Managing Director



August 31, 2017



February 06, 2024

EXHIBIT A-1

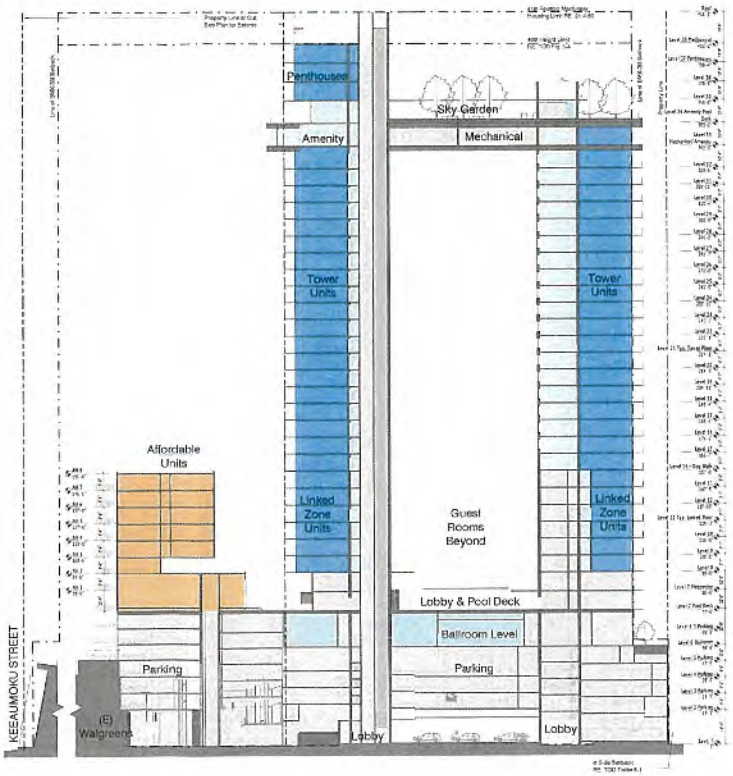
KAPIOLANI ELEVATION

FIFTEEN HUNDRED KAPIOLANI

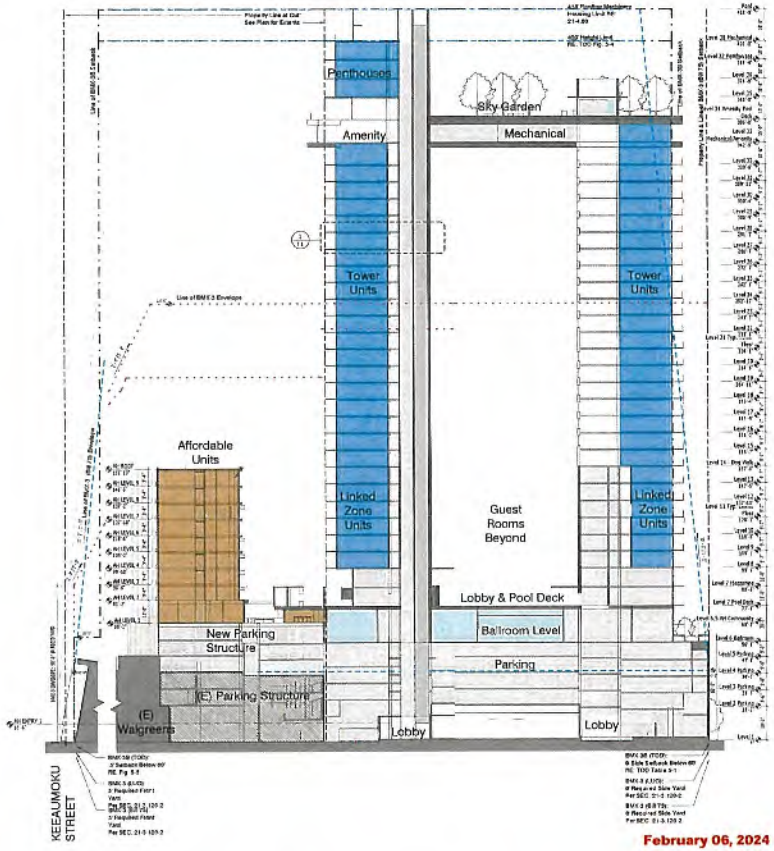
MANA OLANA

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

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



August 31, 2017



February 06, 2024

EXHIBIT A-2 E/W SECTION

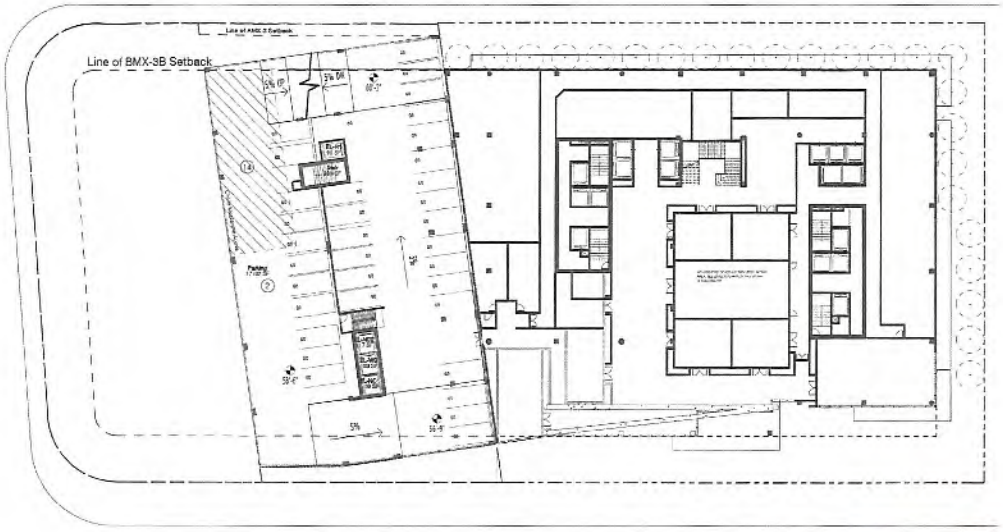
FIFTEEN HUNDRED KAPIOLANI

MANA OLANA

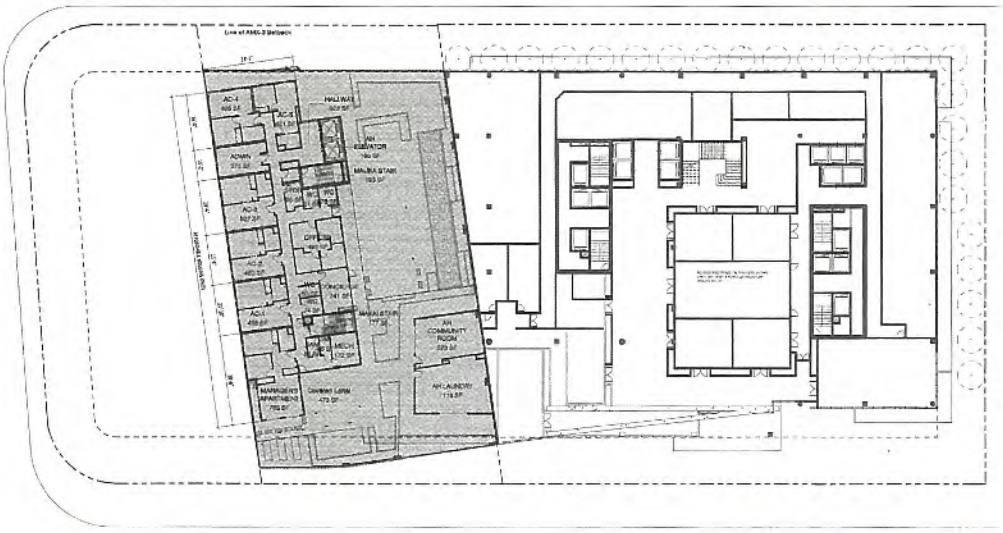
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

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

LEVEL 6.5 AFFORDABLE HOUSING



August 31, 2017



February 06, 2024

FIFTEEN HUNDRED KAPIOLANI

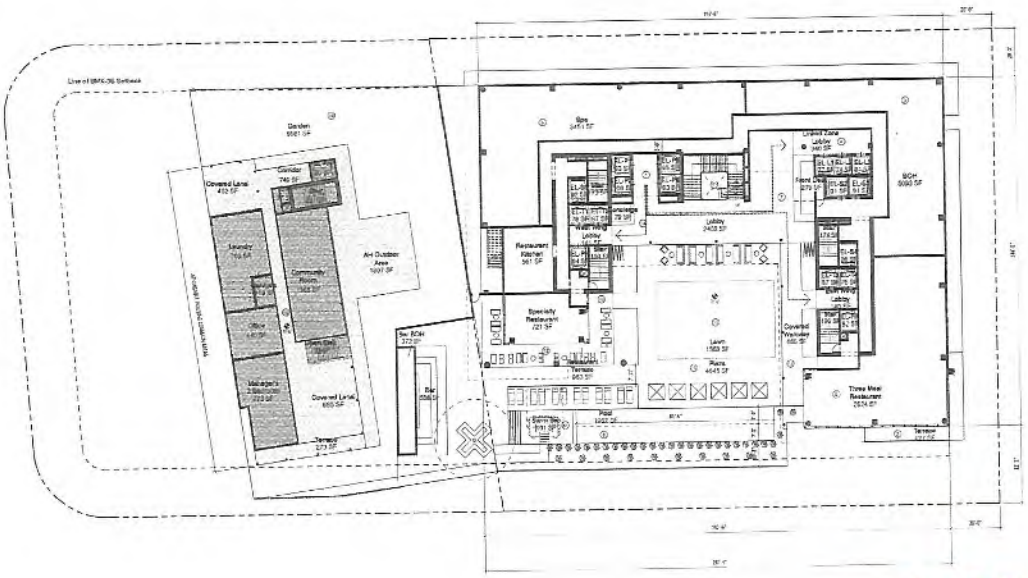
SCALE: 1/8" = 1'-0"

EXHIBIT A-3

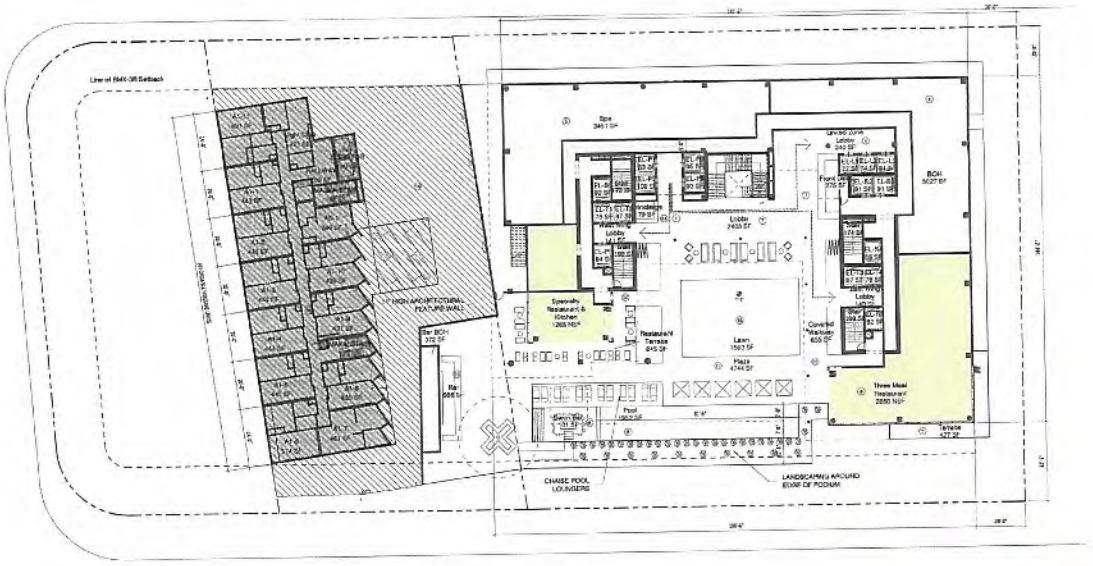
[au] workshop ahl. MANA'OLANA

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

LEVEL 7 POOL DECK PLAN



August 31, 2017



February 06, 2024

EXHIBIT A-4

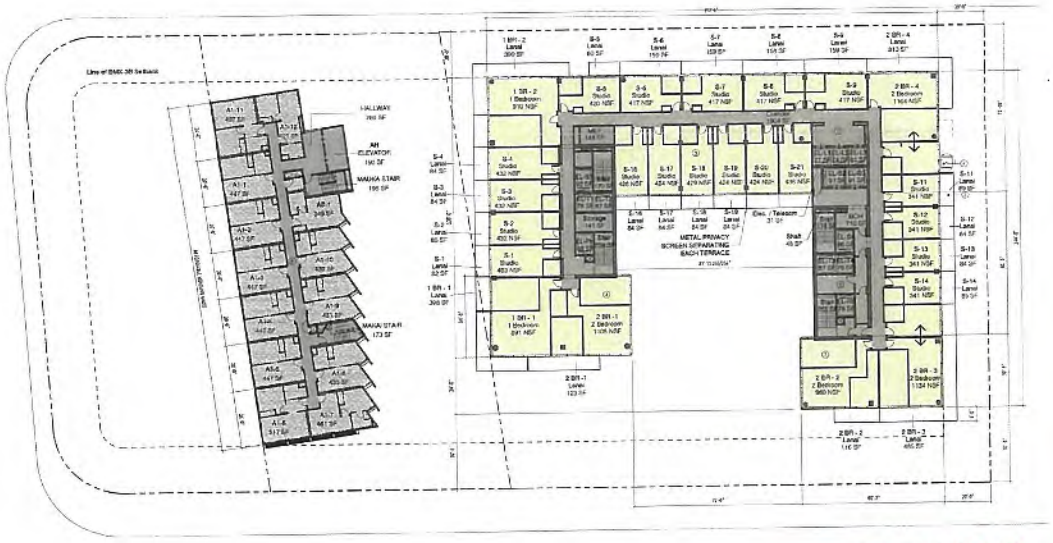
[au] workshop ahl. MANA OLANA

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

LEVEL 11 TYP. LINKED FLOOR PLAN



AUGUST 31, 2017



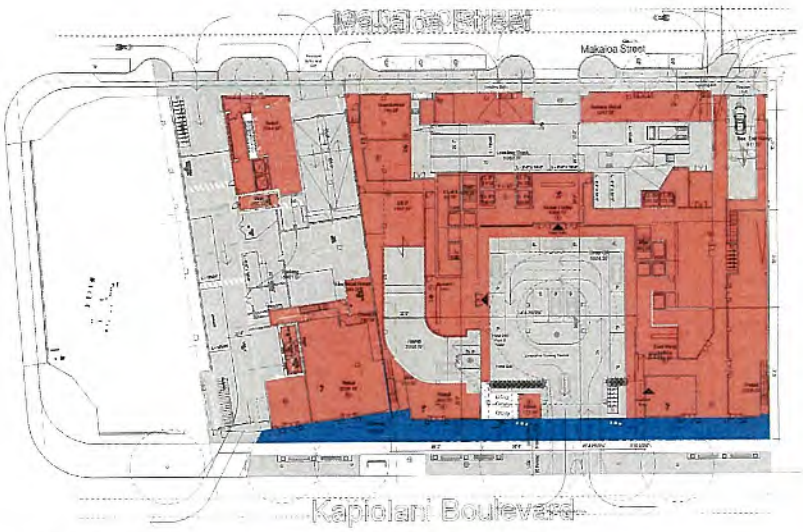
FEBRUARY 06, 2024

EXHIBIT A-5

[au] workshop ahl. MANA OLANA

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

LUO AREA REDUCTION PLANS



INCLUDED IN FAR

NOT INCLUDED IN FAR

REMOVED FROM FAR

GROUND LEVEL LUO AREA REMOVED



LEVEL 5 LUO AREA REMOVED



LEVEL 6 LUO AREA REMOVED

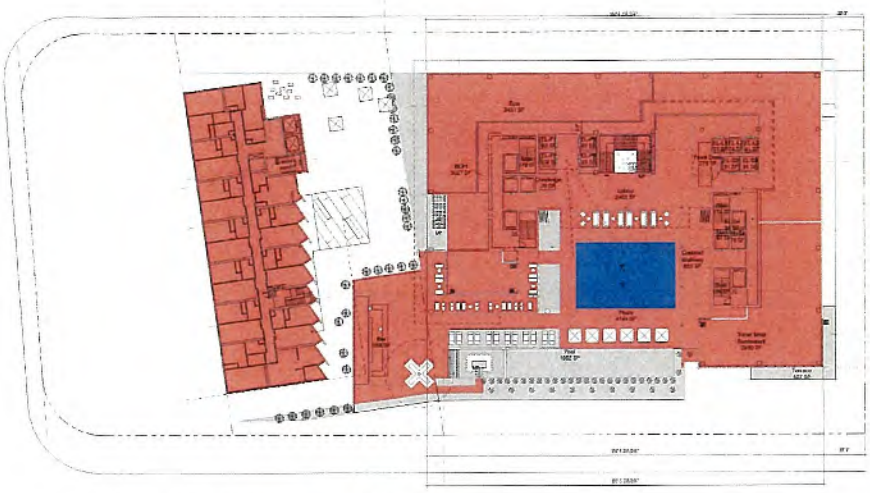
EXHIBIT A-6

[au] workshop ahl. MANA'OLANA

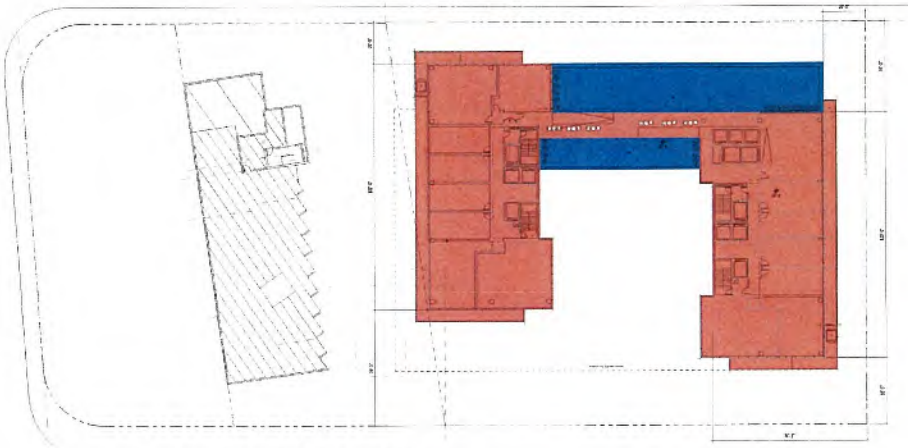
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 06 FEB 2024

FIFTEEN HUNDRED KAPIOLANI

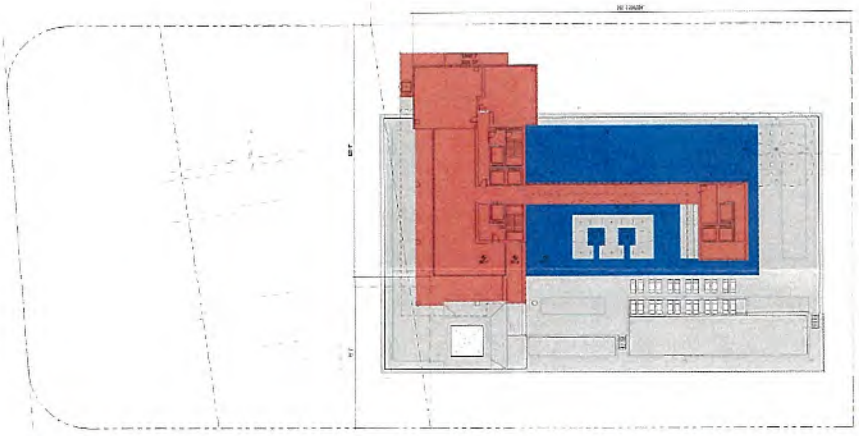
LUO AREA REDUCTION PLANS



LEVEL 7 LUO AREA REMOVED



LEVEL 14 LUO AREA REMOVED



LEVEL 34 LUO AREA REMOVED

EXHIBIT A-7

[au] workshop ahl. MANA`OLANA

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

SCALE 1" = 30'-0"

FIFTEEN HUNDRED KAPIOLANI

ATTACHMENT A

2024 North King Street
Suite 200
Honolulu Hawaii 96819-3494
Telephone 808 842 1133
Fax 808 842 1937
eMail rmtowill@rmtowill.com

R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

February 27, 2024

2024 FEB 28 PM 2:16
CITY & COUNTY OF HONOLULU

Ms. Dawn Takeuchi Apuna, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Alex Beatty

Dear Ms. Takeuchi Apuna:

Request for Time Extension to Obtain Building Permits
1500 Kapi'olani Condo-Hotel and Residential Development Project
Interim Planned Development-Transit Project (Resolutions Nos. 17-221, CD1, 20-170, CD1, and 23-272, CD1) and Special District Permit (SDP No. 2017/SDD-24)
Tax Map Key Nos. (1) 2-3-021: 043 and 044

On behalf of Mana'olana Partners 1500, LLC (the "Applicant"), we are requesting a three-year time extension of the April 24, 2024, deadline to obtain a building permit for the 1500 Kapi'olani Condo-Hotel and Residential Development Project. This extension request is in accordance with Resolution 23-272, CD1 (**Exhibit 1**). Resolution 23-272, CD1 states the following:

> *BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, is further amended to extend the deadline to obtain a building permit for the Project by 120 days, to April 24, 2024; provided that prior to April 24, 2024, with ample time to be processed by the DPP, considered by the Zoning Committee at its meeting on April 3, 2024, and adopted by the Council at its meeting on April 17, 2024, the Applicant shall submit to the DPP for review, recommendation, and a draft resolution, 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 proposal; and*

As required under Resolution 23-272, CD1, we are requesting a three-year time extension which includes a project modification proposal with 32 additional affordable housing units to DPP for review and recommendation. To assist in your review, a discussion of the project modifications,

extension request, project's permit history, and status of permit conditions are provided in the following sections.

Project Modification (Additional Affordable Housing Units)

The project has been updated to include an additional 32 units of affordable housing, bringing the total to 110 units. This represents an increase of over 40% in affordable housing units. The units will consist of eight studio apartments, 101 one-bedroom apartments, and a two-bedroom manager's unit. The proposed affordable housing units will make up 20% of the total units, and they will be available exclusively to senior residents with incomes at or below 80% of the Area Median Income. These units will remain affordable for at least 60 years. A summary of the proposed affordable housing unit mix is shown in the tables below and a detailed breakdown is provided in **Exhibit 2**.

Table 1: Proposed Affordable Housing

Number of Units	110 (avg. unit size 456 sf)
Studio	8 (avg. unit size 349 sf)
One Bedroom	101 (avg. unit size 450 sf)
Two Bedroom (Manager's Unit)	1 (unit size 785 sf)

Table 2: Unit Comparison

Unit Type	Approved Resolution 17-221, CD1		Proposed Project Units	
Condo-Hotel	444	84%	444	79%
Market-Rate Residential	6	1%	6	1%
Affordable Residential	78	15%	110	20%
Total Units	528		560	

The 32 additional affordable housing units are located in the same area as the approved 78 units. To create the additional units, the Applicant is converting a level of vehicle parking and adjusting the affordable unit floor plate. Furthermore, the total floor area dedicated to affordable housing has also increased. To align with the approved floor area calculations, we have reduced the floor area dedicated to the condo-hotel, market-rate residential, and common areas. A detailed analysis of the conceptual plan revisions and revised IPD-T plans are shown in **Exhibit 3 and 4**.

Housing is the single biggest household expense in Hawai'i, making up 38% of household spending for our local people and cementing Hawai'i's place as the state with the highest cost of living. Living in unaffordable housing is associated with a higher risk of chronic health

conditions such as elevated levels of cholesterol, respiratory infections, coronary heart disease, cardiovascular disease, arthritis, stroke and cancer, mental health challenges such as chronic stress, anxiety and depression. These issues are exacerbated for seniors, who must often pay rapidly increasing rental or mortgage payments out of fixed incomes. There are approximately 22,000 seniors currently living in poverty compared against only 8,135 affordable rental units reserved for the elderly.[1]

The project will contribute 110 much-needed units towards the senior affordable housing stock. The units will be become one of the best senior affordable housing projects in Honolulu, with most of the units enjoying unobstructed ocean views and having easy access to Target, Walmart, and many other local walkable services and amenities.

Extension Request

The Applicant's efforts to meet the deadline for obtaining building permits have continually been interrupted by the prolonged and unpredictable impacts of the global COVID-19 pandemic, which destabilized the local economy by reducing domestic and international financing of local projects, as well as reducing travel demand due to public health concerns and restrictions and the slower than anticipated recovery of the international travelers to Hawaii. These factors, in addition to higher interest rates, inflation, and high consumer prices, have made it more difficult for the Applicant to secure domestic and international funding to develop the project.

In July 2020, a few months after the onset of the COVID-19 pandemic, the Applicant requested a three-year time extension to obtain a building permit, which was approved by Resolution No. 20-170, CD1. At the time, the Applicant believed it would be a short-term pandemic and the return to normalcy for our tourism industry would soon follow; thus, the three-year time extension would be ample time to support the project's program and financial plan and to secure financing from Japan, South Korea, or domestically. However, unbeknownst to the Applicant, it was only the early stages of the pandemic. Between 2020 – 2023, the Applicant was able to secure two conditional commitments from equity partners. The timeline to secure a financial commitment can extend for six months or more as potential investors, and their underwriting department conduct thorough research and assessment of the development project based on the current economy as well as economic projections. The first potential investor was Mirae, based in South Korea. However, they were forced to terminate their involvement due to financial hardships caused by the pandemic. Afterward, the second potential investor was Location Ventures, based in Florida. However, they as well were forced to terminate their involvement due to economic uncertainty caused by the pandemic. The Applicant is currently engaged in active discussions

[1] Info taken from the Governor's Emergency Proclamation Relating to Housing signed July 17, 2023.

with a potential investor who has shown interest in the project. However, they have expressed concerns regarding the limited time left to obtain the necessary building permit.

Considering the unpredictable onset of the global COVID-19 pandemic and subsequent economic and community impacts, the Applicant requests a three-year time extension of the deadline to obtain a building permit, which represents a realistic time frame for the project based on the expected recovery of the local economy. The additional time will allow the Applicant to secure financing, prepare construction drawings, and obtain the necessary building permits. The anticipated schedule for obtaining a building permit is as follows:

- Project Financing – 6 months
- Project Design and Preparation of Construction Drawings – 1 to 1.5 years
- Building Permit Review– 1 to 1.5 years

The Applicant is committed to the project and while working to secure financing has met a number of the conditions identified in Resolutions No. 20-170, CD1 (**Exhibit 5**), Resolution No. 17-221, CD1 (**Exhibit 6**), and Special District Permit (**Exhibit 7**) including completing the Draft Affordable Housing Agreement with CCH (**Exhibit 8**), and providing updated plans (**Exhibit 9**). The studies and agreements listed above were submitted to DPP prior to the established deadlines.

Permit History

The following section summarizes the project's permit history.

IPD-T Permit, Resolution 17-221, CD1

In 2017, the Applicant filed an IPD-T permit application for the project, which was approved by Resolution 17-221, CD1 (adopted by City Council on September 6, 2017).

SDP 2017/SDD-24

Following the adoption of Resolution 17, 221, CD1, the Applicant filed a Special District permit application, which was approved by DPP in letter (file no. 2017/SDD-24), dated December 26, 2017.

IPD-T Permit, Resolution 20-170, CD1

In 2020, in compliance with Condition R.2 of Resolution 17-221, CD1, the Applicant requested a time extension of the December 26, 2020 deadline, which was approved by Resolution No. 20-

170, CD1 (adopted by City Council on August 19, 2020), amending Resolution No. 17-221, CD1. The resolution extended the deadline to December 26, 2023.

IPD-T Permit, Resolution 23-272, CD1

In 2023, the Applicant requested an extension of the December 26, 2023 deadline, which was approved by Resolution No. 23-272, CD1 (adopted by City Council on December 6, 2023). The resolution extended the building permit deadline to April 24, 2024.

Status of Conditions Included in IPD-T Resolution No. 20-170, CD1

The following section includes a discussion of the status of the conditions (*in italics*) identified in Resolution No. 20-170, CD1 (adopted August 19, 2020).

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

1. *Conform to the conceptual plan for the Project approved under Resolution 17-221, CD1;*

   The Applicant understands the condition and confirms that the Project will generally conform to the conceptual plan approved by City Council.

2. *Comply with the conditions of approval set forth in Resolution 17-221, CD1; and*

   The Applicant understands the condition and will comply with the conditions identified in Resolution 17-221, CD1.

3. *Comply with the conditions of approval set forth in the Project's special district permit.*

   The Applicant understands the condition and will comply with the conditions of approval identified in the Project's special district permit.

   Changes to the Project that do not significantly alter the size or nature of the Project and remain in conformance with the conceptual plan and all conditions of approval will be processed in accordance with Condition U of Resolution 17-221, CD1. Any significant modification to the size or nature of the Project will require a new IPD-T permit application and special district permit, A change of use of the condominium-hotel units to multi-family dwelling units will be considered a significant modification and a change to the conceptual plan.

The Project buildings are a maximum height of 400 feet. Rooftop structures will conform to LUO Section 21-4.60(c).

C. *The minimum number of off-street parking spaces for the Project is 274 spaces. The maximum number of off-street parking spaces for the Project is 537 spaces. The required minimum number of loading spaces may be reduced to seven loading spaces, at least half of which must be full-sized loading areas. The loading stalls identified in the porte-cochere that are not full sized must be adequately screened from public view.*

The Applicant acknowledges this condition and will ensure that the minimum number of off-street parking spaces is 274 spaces and the maximum is 537 spaces. With the project modification proposal, a floor of parking stalls will be removed. However, the parking will continue to remain within the allotted amount. Also, the Applicant understands that the minimum number of loading spaces may be reduced to seven, half of which must be full-sized loading spaces. The loading stalls will be screened from public view.

D. *The required yard (buildable area boundary) for the Project is as follows: five feet along Keeaumoku Street (existing), five feet along Makaloa Street, 12 feet along Kapi'olani Boulevard, and no setback along the common property line. Only existing structures, converted existing structures, awnings, or architectural features approved by the DPP may encroach into these required yards. A minimum of 65 percent of the building façades or pedestrian-friendly features along Kapi'olani Boulevard and Makaloa Street must be sited on the buildable area boundary line.*

The Applicant understands this condition and the project, including the project modification proposal, will comply with the required buildable area boundary and restrictions for encroachments into these required yards. The Applicant will ensure a minimum of 65 percent of the building facades or pedestrian-friendly features along Kapi'olani Boulevard and Makaloa Street are sited on the buildable area boundary line.

E. *The height setback must be a continuous plane from the buildable area boundary line to a height of 60 feet, at which point buildings must be set back 20 feet. Building encroachments into the height setback must be active spaces (lanais, balconies, passive recreation, or eating establishments), or must be screened by a green wall, as shown in the exhibits and plans.*

The Applicant understands this condition and the project, including the project modification proposal, will comply with the height setback and restrictions for building encroachments.

F. *The Applicant shall provide a minimum of 78 affordable units, consisting of studio, one-*

bedroom, and two-bedroom units, to be available for rental to households with incomes not exceeding 80 percent of the area median income for a minimum period of 60 years, as generally shown in the Exhibits attached hereto. A building permit for the required affordable housing units must be issued prior to the approval of a certificate of occupancy for the hotel use and penthouse residential units.

The project has been updated to include an additional 32 units of affordable housing, bringing the total to 110 units. This represents an increase of over 40% in affordable housing units over the minimum 78 units. The Applicant submitted a draft Affordable Housing Agreement to DPP on August 19, 2022 (**Exhibit 8**).

G. *The Applicant shall provide a safe, well-lit, paved pedestrian pathway from Kapi'olani Boulevard to Makaloa Street through the Project. The Current pathway through the loading zone must be relocated, and a ground floor pedestrian connection between the hotel lobby and Makaloa Street should be considered.*

The Applicant prepared and submitted updated plans August 19, 2021 to DPP which address the concerns identified in this condition.

H. *The Applicant shall be responsible for installing sharrows on Makaloa Street in both directions between Keeaumoku Street and Kaheka Street. The Applicant shall execute an agreement with the Department of Transportation Services ("DTS") relating to the design, delivery timeline, and implementation details (including responsibility for associated costs) of sharrows on Makaloa Street.*

The Applicant understands this condition and will execute an agreement with DTS regarding the design, delivery timeline, and implementation details of sharrows on Makaloa Street at a future date. Sharrows are indicated on the August 19, 2021 IPD-T update.

I. *Prior to the submittal of a building permit application, the Applicant shall:*
    1. *Complete an agreement with Bikeshare Hawaii to implement, fund, construct, and maintain an on-site bikeshare station with a minimum of 20 docking stations, or as deemed appropriate by Bikeshare Hawaii. The bikeshare station must be relocated onto the publicly-accessible private property portion of the Project site, and should not encroach on the location of the bus stop. The Applicant shall provide a flat surface in an acceptable location, approximately 550 square feet in size (50 feet by 11 feet), located in an area that receives at least four hours of sunlight per day (for the bike share station photovoltaic panels).*

The Applicant will complete an agreement with Bikeshare Hawaii (now known as Biki) to implement, fund, construct, and maintain an on-site bikeshare station.

2. *Submit an updated wind study and wind tunnel test, which quantifies the wind conditions and the effectiveness of the proposed wind mitigation strategies identified in the initial wind study dated December 26, 2016. The Applicant shall implement the recommendations of the updated Wind study.*

   The Applicant acknowledges this condition.

3. *Submit revised plans for approval by the DPP showing:*

   a. *Activation of the areas along the perimeter of the parking podium fronting Kapi'olani Boulevard and Makaloa Street. These may include open lanais, eating and drinking establishments, or green walls.*

      Revised plans showing the activation of the areas along the perimeter of the parking podium fronting Kapi'olani Boulevard and Makaloa Street was shown on the Aug. 19 2021 IPD-T update.

   b. *Unless the DPP and the DTS agree that the exit only loading driveway on Makaloa Street may remain, this exit only loading driveway must be removed. Service vehicles must exit from another location, such as the existing one-way driveway entrance to the loading area, and all maneuvering and loading activities must be contained on the Project site.*

      A combined single entry/exit driveway and on-site maneuvering was shown on the Aug. 19 2021 IPD-T update.

   c. *A screening hedge or similar plantings buffering the two small plazas from nearby parking and loading inside the porte-cochere, and showing that all loading zones are adequately screened from public view.*

      A screening hedge or similar plantings was shown on the Aug. 19 2021 IPD-T update.

   d. *A redesigned ground floor that better complies with the five-foot build-to-line requirement along Makaloa Street, and incorporates a safe and well-lit pedestrian connection between Makaloa Street and Kapi'olani Boulevard.*

The ground floor was redesigned as indicated on the Aug. 19 2021 IPD-T update.

e. *A tower height setback along the side property line of at least 20 feet from the tower face to the property line.*

The towers, including the project modification proposal, is setback at least 20 feet from the tower face to the property line.

f. *An at-grade expansion of the sidewalk, using the same material and paver colors used for the sidewalks along Kapi'olani Boulevard and Makaloa Street, and continuing across all Project driveways.*

The Applicant will provide an at-grade expansion of the sidewalk continuing across all project driveways and connecting to the existing sidewalks along Kapi'olani Boulevard and Makaloa Street.

g. *Treatment of existing monkeypod trees along Kapi'olani Boulevard, including relocation of removed trees to another location along Kapi'olani Boulevard to maintain a consistent canopy, subject to approval from the Department of Parks and Recreation.*

We do not anticipate removal or relocation of any of the seven monkeypod trees in the Kapi'olani Boulevard right of way per April 3, 2017 IPD-T Landscape plan.

4. *Submit a revised parking plan for approval by the DPP to confirm:*

a. *The number of off-street parking spaces.*

The Applicant will provide an updated parking plan indicated the number of off-street parking spaces.

b. *That the redesigned parking and loading areas allow all vehicles to enter and exit the Project in a forward manner.*

The parking and loading areas were redesigned to allow all vehicles to enter and exit the Project in a forward manner as shown on the Aug. 19 2021 IPD-T update.

5. *Submit a bicycle parking plan for approval by the DPP to identify:*

each major phase of work, as required. A new TIS may be required if there is a significant change to the scope or timing of the major work items contained in the initial report. A post TIS will be required approximately one year after a certificate of occupancy ("CO") is issued to validate traffic projections, distribution and assignment contained in the initial TIS. The Applicant shall implement all additional traffic mitigation measures identified in the post TIS.

3. *The CMP shall identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities. The CMP must identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans must also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.*

4. *The TMP must include Traffic Demand Management ("TDM") strategies to minimize the amount of vehicular trips for daily activities by residents and employees. TDM strategies may include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives, and other similar TDM measures. A pedestrian and bicycle circulation plan must also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to complete streets initiatives. A post TMP will be required approximately one year after a CO is issued to validate the relative effectiveness of the various TDM strategies identified in the initial report.*

   The Applicant acknowledges this condition and will provide updated traffic studies as design progresses.

K. *The Applicant shall coordinate with the DTS to:*

1. *Design, build, and maintain a new bus stop and shelter on Kapi'olani Boulevard at no cost to the City.*

2. *Show compliance with Complete Streets policies.*

3. *Realign signals and consider future lane alignments on Kapi'olani Boulevard and Keeaumoku Street to incorporate bicycle lanes.*

4. *Add bulb-outs along Makaloa Street where street parking is to be retained.*

5. *Adequately mitigate safety concerns of the exit-only loading driveway off Kapi'olani Boulevard.*

6. *Ensure that all access driveways are designed with the highest pedestrian and bicycle safety measures in place.*

   The Applicant acknowledges this condition and will coordinate with DTS as indicated.

L. *The Applicant shall coordinate with the State Department of Transportation to review any updated studies, which must include a study of the possible impact son the Ala Moana Boulevard, which is a State maintained urban principal arterial roadway.*

   The Applicant acknowledges this condition and will coordinate with the State Department of Transportation as required.

M. *Prior to applying for any permit for ground disturbance, the Applicant shall prepare and submit an archaeological inventory survey with subsurface testing to the Department of Land and Natural Resources, State Historic Preservation Division ("SHPD") for review and approval.*

   The Applicant acknowledges this condition and will obtain SHPD approval prior to any permit for ground disturbance.

N. *In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work must cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery must stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.*

the Director shall prepare and submit to the Council a report on the proposed extension, which must include the Director's findings and recommendations thereon and a proposed resolution approving the extension. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by resolution.

3. *If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the Director's report, or (ii) The Applicant's then-existing deadline for obtaining a building permit; the extension will be deemed denied.*

   In compliance with Condition R.1, the Applicant requested and obtained a one-year extension of the initial deadline to obtain a building permit from the DPP Director, which resulted in a December 26, 2020 deadline. This was further extended to December 26, 2023 under Resolution 20-170, CD1. Lastly, this was extended to April 24, 2024 under Resolution 23-272, CD1.

   The Applicant is requesting a three-year extension of the April 24, 2024 deadline to obtain a building permit. This will allow the Applicant ample time to secure capital to develop the project considering the prolonged economic recovery due to the unpredictable impacts of the global COVID-19 pandemic.

S. *The Project must conform to the conceptual plan approved hereby and all conditions established herein. Any changes to the conceptual plan will require a new application and approval by the Council. The DPP Director may approve changes to the Project that do not significantly alter the size or nature of the Project, if the changes remain in conformance with the conceptual plan and the conditions herein. Any increase in height or density of the Project will be considered a significant alteration and a change to the conceptual plan.*

   The Applicant acknowledges this condition and confirms the Project will conform to the conceptual plan approved by City Council an all condition set forth in Resolution 17-221, CD1. However, if there are minor changes to the conceptual plan, the Applicant will submit the plans to the DPP Director for review of conformance with the conceptual plan and conditions of the Resolution.

The Applicant acknowledges and will comply with the conditions identified in Resolution 20-170, CD1, Resolution 17-221, CD1, and Special District Permit (File No. SDP 2017/SDD-24). Currently, the IPD-T conceptual plan is still in the preliminary conceptual design phase. The revised IPD-T conceptual plans will address all the conditions identified in the Special District

Permit and will be submitted to DPP for review and approval, as required. In addition, the Applicant will continue to meet with City Councilmembers, stakeholders, and members of the community to respond to questions and address concerns.

Conclusion

In conclusion, the 1500 Kapi'olani Condo-Hotel and Residential Development Project is an important development for the Honolulu community. Our request for a three-year time extension, along with the proposal for 32 additional affordable housing units, will make a significant contribution towards the senior affordable housing stock in the area. The additional units will be available exclusively to senior residents with incomes at or below 80% of the Area Median Income and will remain affordable for at least 60 years. We hope that DPP will consider this request favorably and recommend the time extension for approval.

Thank you for your review and consideration of this application for time extension. Should you or your staff have any questions or require additional information and/or copies of the attached documents, please contact me at (808) 748-7431 or isaiahs@rmtowill.com.

Very truly yours,

Isaiah T. K. Sato

Isaiah T. K. Sato

IS
\\rmtc-fs\1project\plan\keith kurahashi\23017-00 manaolana - 1500 kapiolani ipd-t\extension request 2023\1500 kapiolani extension draft_rl.docx

cc: James Ratkovich, Mana'olana Partners 1500, LLC

Exhibits:

Exhibit 1 – Resolution No. 23-272, CD1 (adopted by City Council on December 6, 2023)
Exhibit 2 – Affordable Housing Unit Summary
Exhibit 3 – Analysis (Plan Comparison, LUO Floor Area)
Exhibit 4 – Revised IPD-T Conceptual Plans
Exhibit 5 – Resolution No. 20-170, CD1 (adopted by City Council on August 19, 2020)
Exhibit 6 – Resolution No. 17-221, CD1 (adopted by City Council on September 6, 2017)
Exhibit 7 – Special District Permit Approval (File No. 2017/SDD-24)
Exhibit 8 - Draft Affordable Housing Agreement with the CCH
Exhibit 9 – Letter to DPP- Condition B. of Resolution 20-170, CD1 (August 19, 2021)

RESOLUTION

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; in addition, the Applicant has faced difficulty securing domestic and international financing for the Project due to higher interest rates, inflation, and high consumer prices; and

WHEREAS, the Council, having received the DPP's findings and recommendation on the Applicant's extension of time request on November 1, 2023, and having duly considered the matter, desires to approve a 120-day extension of time, with the expectation that within that extended 120-day period, the Applicant will submit to the DPP for its review and recommendation, a proposal for Project modifications, together with a further request for an extension of time to implement the proposal, all of which must be approved by the Council; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, is further amended to extend the deadline to obtain a building permit for the Project by 120 days, to April 24, 2024; provided that prior to April 24, 2024, with ample time to be processed by the DPP, considered by the Zoning Committee at its meeting on April 3, 2024, and adopted by the Council at its meeting on April 17, 2024, the Applicant shall submit to the DPP for review, recommendation, and a draft resolution, 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 proposal; and

BE IT FURTHER RESOLVED that all other provisions of Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, are ratified and confirmed, and remain in full force and effect; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 23-272, CD1

RESOLUTION

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 98619-3494.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

November 1, 2023
Honolulu, Hawai'i

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 23-272, CD1

Introduced: 11/01/23 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

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

Voting Legend: * = Aye w/Reservations

11/01/23	INTRO	Introduced.
11/28/23	ZON	Reported out for adoption as amended in CD1 form. CR-358 5 AYES: DOS SANTOS-TAM, KIA'ĀINA, SAY, WATERS, WEYER
12/06/23	CCL	Committee report and Resolution as amended were adopted. 9 AYES: CORDERO*, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, TUPOLA, WATERS, WEYER

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

EXHIBIT 2

Affordable Housing Unit Summary

Use Affordable Residence

Row Labels	Column Labels (blank) # of Units All Levels	Unit Area	Unit Area All Levels	Avg. Unit Area	Total # of Units All Levels	Total Unit Area	Total Unit Area All Levels	Total Avg. Unit Area
Level 7 Pool Deck	**13**	**5,760 SF**	**5,760 SF**	**443 SF**	**13**	**5,760 SF**	**5,760 SF**	**443 SF**
A1-1	1	443 SF	443 SF	443 SF	1	443 SF	443 SF	443 SF
A1-2	1	443 SF	443 SF	443 SF	1	443 SF	443 SF	443 SF
A1-3	1	444 SF	444 SF	444 SF	1	444 SF	444 SF	444 SF
A1-4	1	444 SF	444 SF	444 SF	1	444 SF	444 SF	444 SF
AS-1	1	349 SF	349 SF	349 SF	1	349 SF	349 SF	349 SF
A1-11	1	491 SF	491 SF	491 SF	1	491 SF	491 SF	491 SF
A1-10	1	439 SF	439 SF	439 SF	1	439 SF	439 SF	439 SF
A1-9	1	431 SF	431 SF	431 SF	1	431 SF	431 SF	431 SF
A1-5	1	445 SF	445 SF	445 SF	1	445 SF	445 SF	445 SF
A1-8	1	435 SF	435 SF	435 SF	1	435 SF	435 SF	435 SF
A1-6	1	514 SF	514 SF	514 SF	1	514 SF	514 SF	514 SF
A1-7	1	461 SF	461 SF	461 SF	1	461 SF	461 SF	461 SF
A1-12	1	421 SF	421 SF	421 SF	1	421 SF	421 SF	421 SF
Level 7 Mezzanine	**13**	**5,784 SF**	**5,784 SF**	**445 SF**	**13**	**5,784 SF**	**5,784 SF**	**445 SF**
A1-1	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
A1-2	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
A1-3	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
A1-4	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
AS-1	1	349 SF	349 SF	349 SF	1	349 SF	349 SF	349 SF
A1-11	1	497 SF	497 SF	497 SF	1	497 SF	497 SF	497 SF
A1-10	1	438 SF	438 SF	438 SF	1	438 SF	438 SF	438 SF
A1-9	1	429 SF	429 SF	429 SF	1	429 SF	429 SF	429 SF
A1-5	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
A1-8	1	435 SF	435 SF	435 SF	1	435 SF	435 SF	435 SF
A1-6	1	517 SF	517 SF	517 SF	1	517 SF	517 SF	517 SF
A1-7	1	461 SF	461 SF	461 SF	1	461 SF	461 SF	461 SF
A1-12	1	421 SF	421 SF	421 SF	1	421 SF	421 SF	421 SF
Level 11 Typ. Linked Floor	**78**	**5,787 SF**	**34,721 SF**	**445 SF**	**78**	**5,787 SF**	**34,721 SF**	**445 SF**
A1-1	6	447 SF	2,683 SF	447 SF	6	447 SF	2,683 SF	447 SF
A1-2	6	447 SF	2,685 SF	447 SF	6	447 SF	2,685 SF	447 SF
A1-3	6	447 SF	2,685 SF	447 SF	6	447 SF	2,685 SF	447 SF
A1-4	6	447 SF	2,685 SF	447 SF	6	447 SF	2,685 SF	447 SF
AS-1	6	349 SF	2,092 SF	349 SF	6	349 SF	2,092 SF	349 SF
A1-11	6	497 SF	2,981 SF	497 SF	6	497 SF	2,981 SF	497 SF
A1-10	6	439 SF	2,635 SF	439 SF	6	439 SF	2,635 SF	439 SF
A1-9	6	431 SF	2,588 SF	431 SF	6	431 SF	2,588 SF	431 SF
A1-5	6	447 SF	2,685 SF	447 SF	6	447 SF	2,685 SF	447 SF
A1-8	6	435 SF	2,608 SF	435 SF	6	435 SF	2,608 SF	435 SF
A1-6	6	517 SF	3,104 SF	517 SF	6	517 SF	3,104 SF	517 SF
A1-7	6	461 SF	2,766 SF	461 SF	6	461 SF	2,766 SF	461 SF
A1-12	6	421 SF	2,525 SF	421 SF	6	421 SF	2,525 SF	421 SF
Level 6.5 AH Community	**6**	**3,198 SF**	**3,198 SF**	**533 SF**	**6**	**3,198 SF**	**3,198 SF**	**533 SF**
A1-1	1	488 SF	488 SF	488 SF	1	488 SF	488 SF	488 SF
A1-2	1	482 SF	482 SF	482 SF	1	482 SF	482 SF	482 SF
A1-3	1	527 SF	527 SF	527 SF	1	527 SF	527 SF	527 SF
A1-4	1	495 SF	495 SF	495 SF	1	495 SF	495 SF	495 SF
MANAGER'S APARTMENT	1	785 SF	785 SF	785 SF	1	785 SF	785 SF	785 SF
A1-5	1	421 SF	421 SF	421 SF	1	421 SF	421 SF	421 SF
Grand Total	**110**	**20,528 SF**	**49,462 SF**	**456 SF**	**110**	**20,528 SF**	**49,462 SF**	**456 SF**

	Unit Totals	Avg. Unit Size
Studio Units	**8**	**349 SF**
One Bedroom Units	**101**	**450 SF**
Two Bedroom Units	**1**	**785 SF**

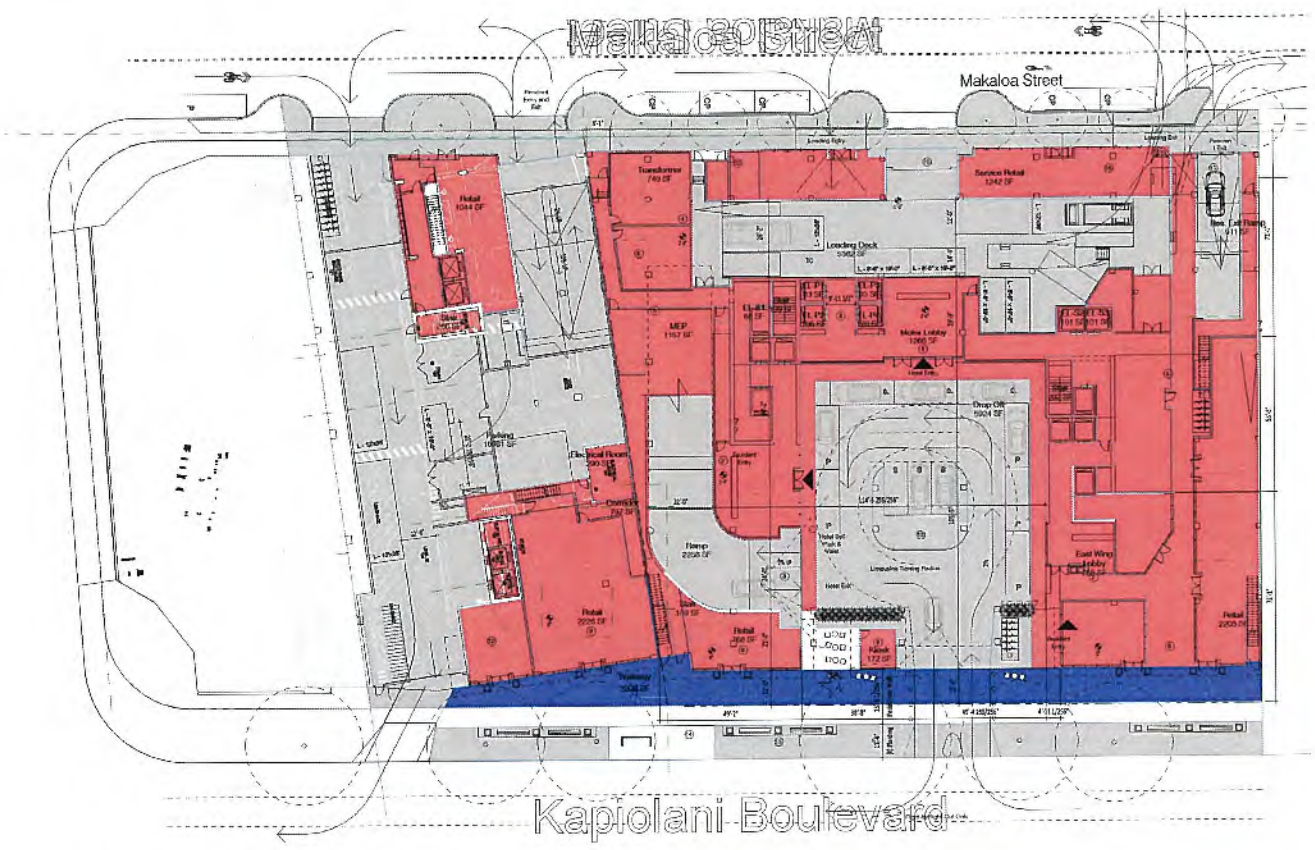
EXHIBIT 3

Analysis (Plan Comparison, LUO Floor Area)

LUO Summary
with comments

Row Labels	Values LUO SF / Level	GSF/ Level	Max of # of Sim. Levels	Total LUO SF All Sim. Levels	Total GSF All Sim. Levels	Comments
Level 1	**28,154 SF**	**45,758 SF**	**2**	**28,452 SF**	**46,057 SF**	Change in square footage when we added the passage to Makaloa
Back of House	5,208 SF	5,208 SF	1	5,208 SF	5,208 SF	
Circulation	4,505 SF	4,505 SF	2	4,623 SF	4,623 SF	
Greenscape	0 SF	1,032 SF	1	0 SF	1,032 SF	
Other Front of House	3,580 SF	3,580 SF	1	3,580 SF	3,580 SF	
Parking	0 SF	14,456 SF	1	0 SF	14,456 SF	
Retail	9,650 SF	9,650 SF	1	9,650 SF	9,650 SF	
Walkway	3,788 SF	5,905 SF	1	3,788 SF	5,905 SF	
Affordable - Circulation	181 SF	181 SF	2	361 SF	361 SF	
Affordable Residence - Common	633 SF	633 SF	1	633 SF	633 SF	
Restaurant	609 SF	609 SF	1	609 SF	609 SF	
Level 2 Parking	**3,269 SF**	**38,190 SF**	**1**	**3,269 SF**	**38,190 SF**	
Back of House	816 SF	938 SF	1	816 SF	938 SF	
Circulation	1,309 SF	2,674 SF	1	1,309 SF	2,674 SF	
Greenscape	0 SF	1,829 SF	1	0 SF	1,829 SF	
Parking	0 SF	31,605 SF	1	0 SF	31,605 SF	
Private Storage	1,144 SF	1,144 SF	1	1,144 SF	1,144 SF	
Level 3 Parking	**5,238 SF**	**44,549 SF**	**2**	**10,476 SF**	**81,321 SF**	
Back of House	912 SF	1,034 SF	2	1,825 SF	2,069 SF	
Circulation	1,809 SF	3,442 SF	2	3,619 SF	6,671 SF	
Other Front of House Terrace	0 SF	262 SF	2	0 SF	524 SF	
Parking	0 SF	37,295 SF	2	0 SF	67,026 SF	This number previously included part of the existing Walgreens parking. No LUO SF impa
Private Storage	2,516 SF	2,516 SF	2	5,033 SF	5,033 SF	Changed 1,800 LUO SF to bike parking
Level 5 Parking	**5,482 SF**	**53,734 SF**	**1**	**5,482 SF**	**53,734 SF**	
Back of House	0 SF	122 SF	1	0 SF	122 SF	
Circulation	1,809 SF	3,229 SF	1	1,809 SF	3,229 SF	
Other Front of House Terrace	0 SF	262 SF	1	0 SF	262 SF	Removed 262 SF of LUO area
Parking	0 SF	46,448 SF	1	0 SF	46,448 SF	
Private Storage	3,673 SF	3,673 SF	1	3,673 SF	3,673 SF	
Level 6 Ballroom	**30,220 SF**	**54,300 SF**	**2**	**30,220 SF**	**71,649 SF**	
Back of House	12,638 SF	12,638 SF	1	12,638 SF	12,638 SF	
Circulation	2,297 SF	2,297 SF	1	2,297 SF	2,297 SF	
Greenscape	0 SF	4,797 SF	1	0 SF	4,797 SF	
Meeting Area	14,949 SF	14,949 SF	1	14,949 SF	14,949 SF	
Meeting Area Terrace	336 SF	777 SF	1	336 SF	777 SF	Removed 441 SF of LUO area
Parking	0 SF	17,350 SF	2	0 SF	34,699 SF	
Walkway	0 SF	1,493 SF	1	0 SF	1,493 SF	
Level 7 Pool Deck	**33,186 SF**	**40,467 SF**	**1**	**33,186 SF**	**40,467 SF**	
Back of House	5,578 SF	5,679 SF	1	5,578 SF	5,679 SF	Changed 1200 SF of BOH to restaurant
Circulation	2,240 SF	2,240 SF	1	2,240 SF	2,240 SF	
Greenscape	295 SF	4,677 SF	1	295 SF	4,677 SF	Removed 1560 SF of LUO area
Other Front of House	6,786 SF	6,786 SF	1	6,786 SF	6,786 SF	Removed 3800 SF restaurant that was under affordable housing
Other Front of House Terrace	0 SF	427 SF	1	0 SF	427 SF	
Walkway	5,542 SF	5,960 SF	1	5,542 SF	5,960 SF	
Water	0 SF	1,952 SF	1	0 SF	1,952 SF	
Affordable - Circulation	1,331 SF	1,331 SF	1	1,331 SF	1,331 SF	
Affordable Residence	5,791 SF	5,791 SF	1	5,791 SF	5,791 SF	
Affordable Residence -BOH	60 SF	60 SF	1	60 SF	60 SF	
Restaurant	2,113 SF	2,113 SF	1	2,113 SF	2,113 SF	
Spa	3,451 SF	3,451 SF	1	3,451 SF	3,451 SF	
Level 7 Mezzanine	**22,769 SF**	**23,992 SF**	**1**	**22,769 SF**	**23,992 SF**	
Back of House	7,042 SF	7,042 SF	1	7,042 SF	7,042 SF	
Circulation	2,339 SF	2,339 SF	1	2,339 SF	2,339 SF	
Other Front of House	3,314 SF	3,314 SF	1	3,314 SF	3,314 SF	
Other Front of House Terrace	0 SF	1,223 SF	1	0 SF	1,223 SF	
Walkway	100 SF	100 SF	1	100 SF	100 SF	
Affordable - Circulation	1,331 SF	1,331 SF	1	1,331 SF	1,331 SF	
Affordable Residence	5,814 SF	5,814 SF	1	5,814 SF	5,814 SF	
Affordable Residence -BOH	60 SF	60 SF	1	60 SF	60 SF	
Spa	2,770 SF	2,770 SF	1	2,770 SF	2,770 SF	
Level 11 Typ. Linked Floor	**29,936 SF**	**29,936 SF**	**6**	**179,616 SF**	**179,616 SF**	Level 8 shown in the IPD-T submittal has been combined with the Level 11 areas
Back of House	1,015 SF	1,015 SF	6	6,090 SF	6,090 SF	
Circulation	3,901 SF	3,901 SF	6	23,406 SF	23,406 SF	
Affordable - Circulation	1,331 SF	1,331 SF	6	7,983 SF	7,983 SF	
Affordable Residence	5,818 SF	5,818 SF	6	34,906 SF	34,906 SF	
Affordable Residence -BOH	60 SF	60 SF	6	359 SF	359 SF	
Private Storage	192 SF	192 SF	6	1,152 SF	1,152 SF	
Condo/Hotel Terrace	3,706 SF	3,706 SF	6	22,236 SF	22,236 SF	
Condo/Hotel Unit	13,914 SF	13,914 SF	6	83,485 SF	83,485 SF	
Level 14 - Dog Walk	**17,135 SF**	**21,524 SF**	**1**	**17,135 SF**	**21,524 SF**	
Back of House	173 SF	173 SF	1	173 SF	173 SF	
Circulation	3,644 SF	3,644 SF	1	3,644 SF	3,644 SF	
Greenscape	0 SF	4,389 SF	1	0 SF	4,389 SF	Removed 4,389 SF of LUO area
Walkway	1,254 SF	1,254 SF	1	1,254 SF	1,254 SF	
Condo/Hotel Terrace	2,437 SF	2,437 SF	1	2,437 SF	2,437 SF	
Condo/Hotel Unit	9,626 SF	9,626 SF	1	9,626 SF	9,626 SF	
Level 21 Typ. Tower Floor	**16,009 SF**	**16,009 SF**	**18**	**288,168 SF**	**288,168 SF**	
Back of House	180 SF	180 SF	18	3,232 SF	3,232 SF	
Circulation	2,648 SF	2,648 SF	18	47,660 SF	47,660 SF	
Residence	10,926 SF	10,926 SF	18	196,664 SF	196,664 SF	
Residence Terrace	2,256 SF	2,256 SF	18	40,613 SF	40,613 SF	
Level 33 Mechanical/Amenity	**28,940 SF**	**28,940 SF**	**1**	**28,940 SF**	**28,940 SF**	
Back of House	10,825 SF	10,825 SF	1	10,825 SF	10,825 SF	
Circulation	3,616 SF	3,616 SF	1	3,616 SF	3,616 SF	
Greenscape	411 SF	411 SF	1	411 SF	411 SF	
Residence	5,368 SF	5,368 SF	1	5,368 SF	5,368 SF	
Residence Terrace	1,269 SF	1,269 SF	1	1,269 SF	1,269 SF	
Restaurant	7,451 SF	7,451 SF	1	7,451 SF	7,451 SF	
Level 34 Amenity Pool Deck	**8,599 SF**	**28,673 SF**	**1**	**8,599 SF**	**28,673 SF**	
Back of House	463 SF	463 SF	1	463 SF	463 SF	
Circulation	1,477 SF	1,477 SF	1	1,477 SF	1,477 SF	
Greenscape	0 SF	6,068 SF	1	0 SF	6,068 SF	Removed 3100 SF of LUO area
Other Front of House	2,146 SF	2,146 SF	1	2,146 SF	2,146 SF	
Residence	1,795 SF	1,795 SF	1	1,795 SF	1,795 SF	
Residence Terrace	410 SF	410 SF	1	410 SF	410 SF	
Walkway	2,310 SF	13,505 SF	1	2,310 SF	13,505 SF	Removed 3,325 SF of LUO area
Water	0 SF	2,811 SF	1	0 SF	2,811 SF	
Level 37 Penthouses	**8,212 SF**	**10,230 SF**	**3**	**24,636 SF**	**26,654 SF**	
Back of House	90 SF	2,109 SF	3	271 SF	2,290 SF	
Circulation	1,329 SF	1,329 SF	3	3,988 SF	3,988 SF	
Residence Terrace	1,348 SF	1,348 SF	3	4,044 SF	4,044 SF	
Residences	5,444 SF	5,444 SF	3	16,332 SF	16,332 SF	
Level 38 Mechanical	**1,011 SF**	**7,118 SF**	**2**	**1,081 SF**	**7,188 SF**	
Back of House	0 SF	1,278 SF	1	0 SF	1,278 SF	
Circulation	941 SF	941 SF	1	941 SF	941 SF	
Nightclub	70 SF	70 SF	2	140 SF	140 SF	
Residence Terrace	0 SF	4,829 SF	1	0 SF	4,829 SF	
Roof	**0 SF**	**1,361 SF**	**1**	**0 SF**	**1,361 SF**	
Circulation	0 SF	191 SF	1	0 SF	191 SF	
Walkway	0 SF	1,170 SF	1	0 SF	1,170 SF	
Level 6.5 AH Community	**8,167 SF**	**8,167 SF**	**1**	**8,167 SF**	**8,167 SF**	
Affordable - Circulation	1,481 SF	1,481 SF	1	1,481 SF	1,481 SF	
Affordable Residence	4,093 SF	4,093 SF	1	4,093 SF	4,093 SF	
Affordable Residence - Common	2,076 SF	2,076 SF	1	2,076 SF	2,076 SF	
Affordable Residence -BOH	43 SF	43 SF	1	43 SF	43 SF	
Affordable Residence - Terrace	473 SF	473 SF	1	473 SF	473 SF	
Grand Total				**690,197 SF**	**945,701 SF**	Total LUO SF removed: 14,877

LUO AREA REDUCTION PLANS

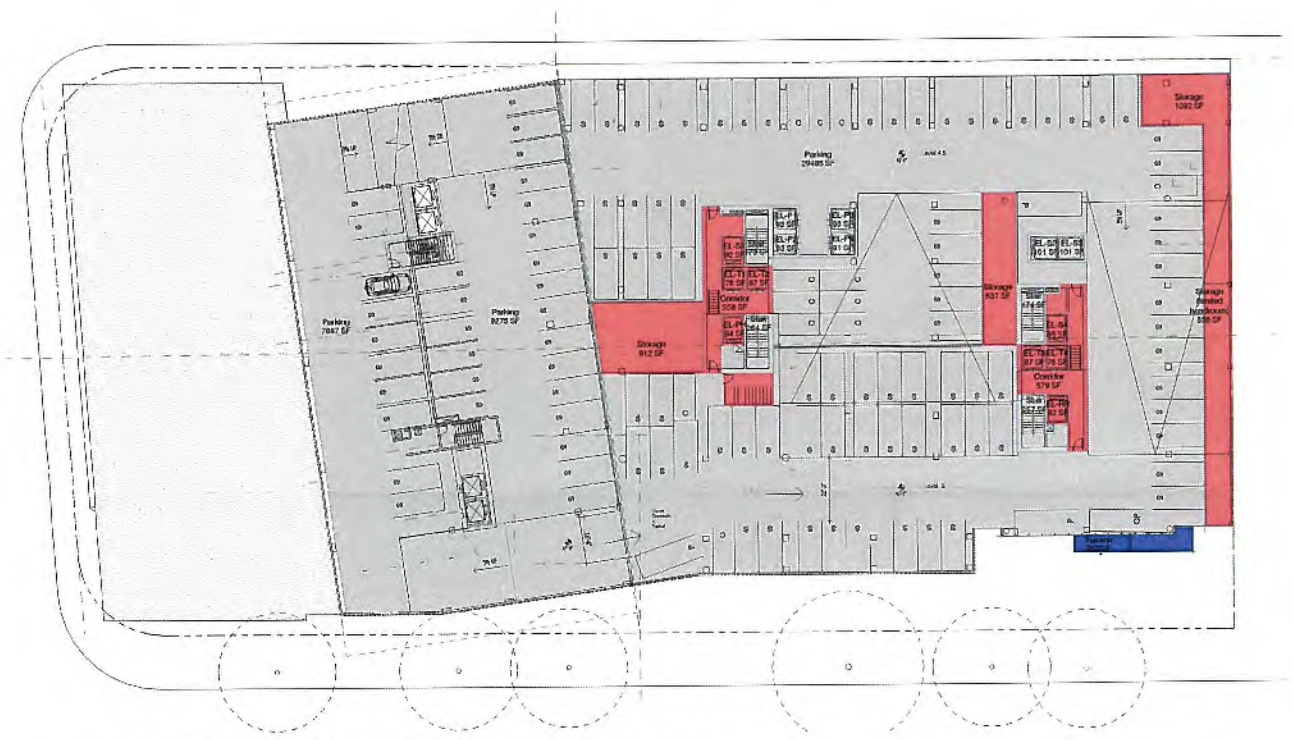


INCLUDED IN FAR

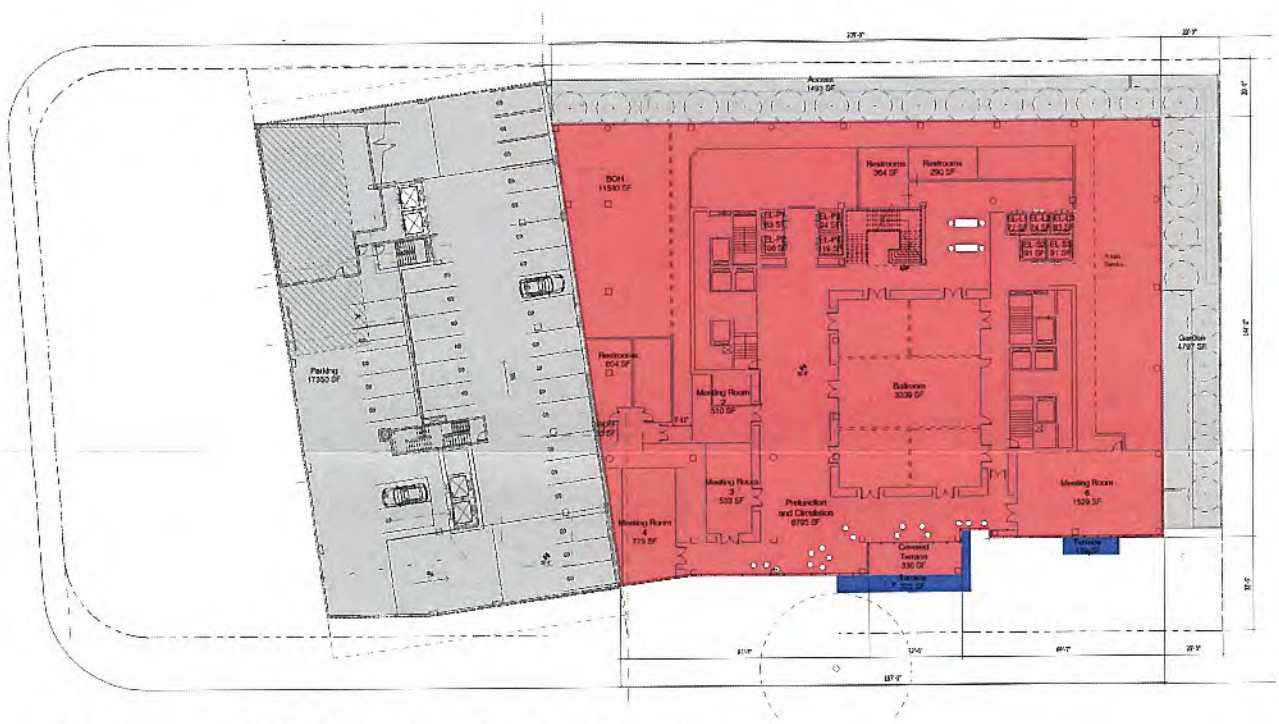
NOT INCLUDED IN FAR

REMOVED FROM FAR

GROUND LEVEL LUO AREA REMOVED



LEVEL 5 LUO AREA REMOVED



LEVEL 6 LUO AREA REMOVED

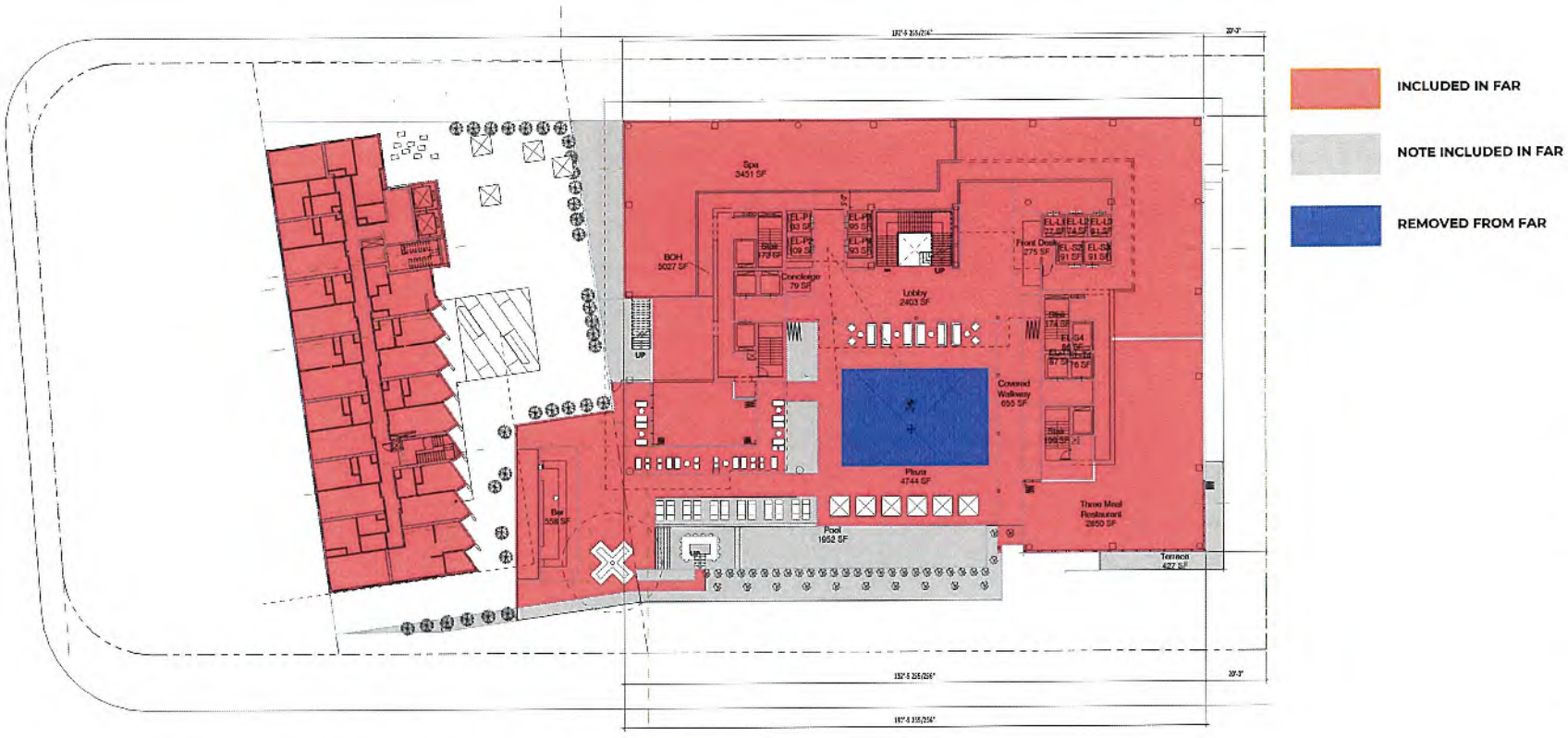
[au] workshop ahl. MANA`OLANA

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

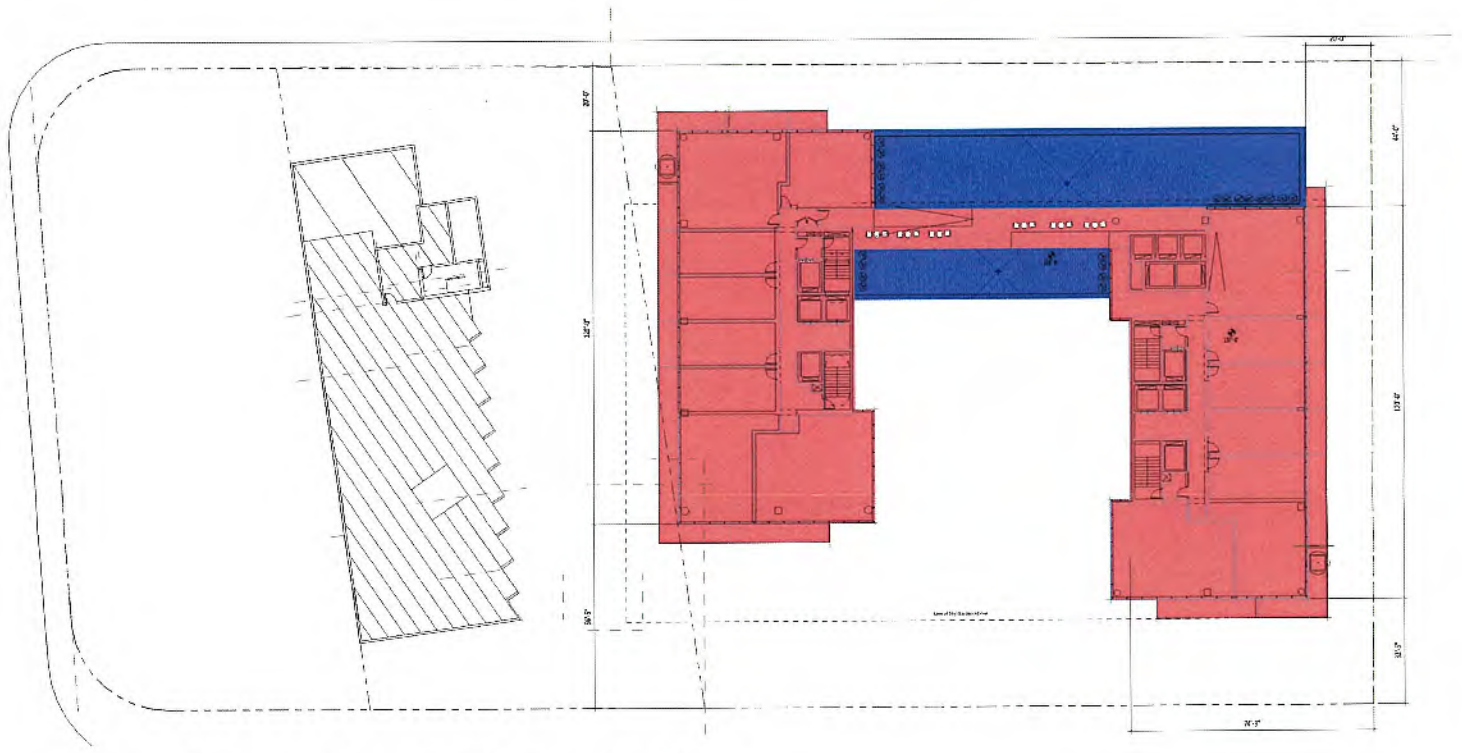
N

FIFTEEN HUNDRED KAPIOLANI

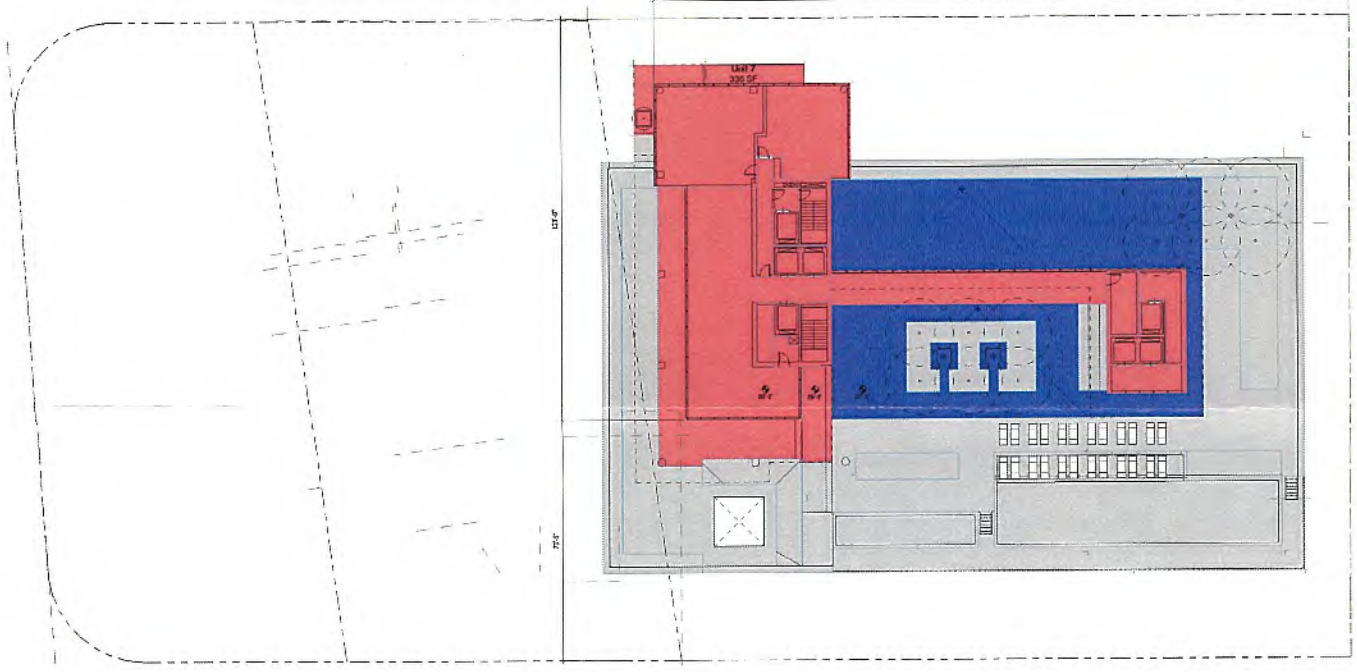
LUO AREA REDUCTION PLANS



LEVEL 7 LUO AREA REMOVED



LEVEL 14 LUO AREA REMOVED



LEVEL 34 LUO AREA REMOVED

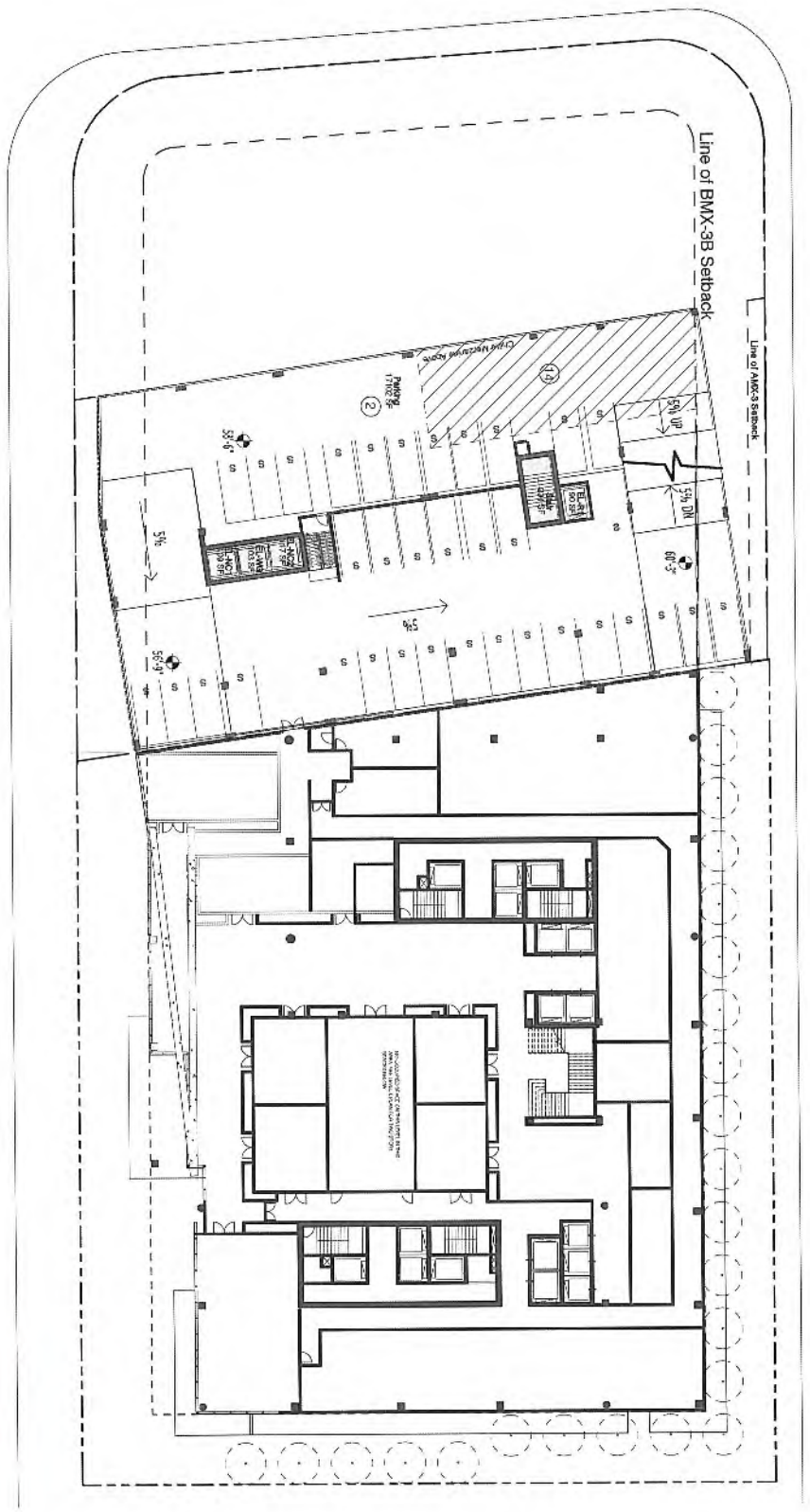
[au] workshop ahl. MANA`OLANA

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

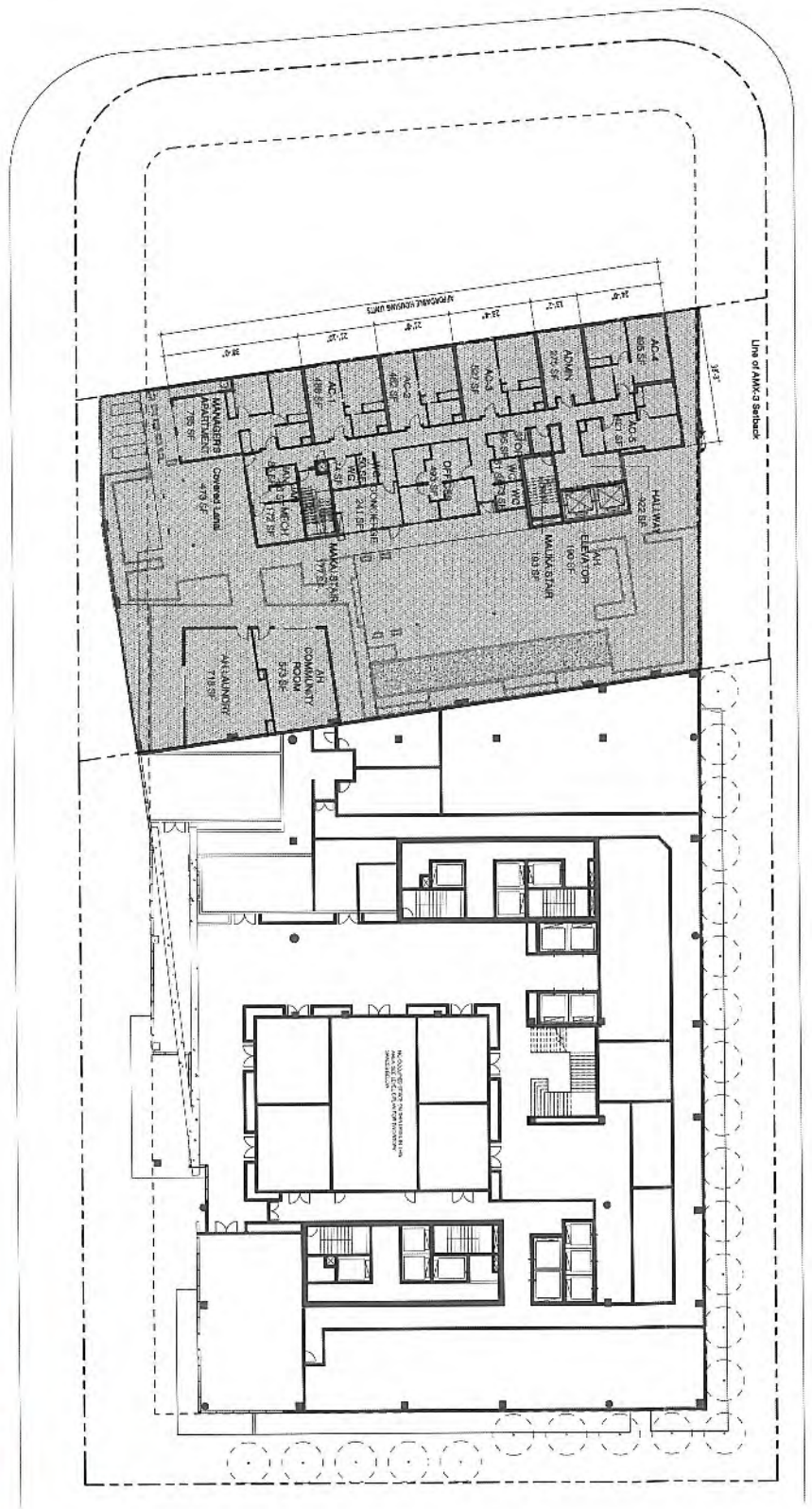
0' 15' 30' 60'
SCALE: 1" = 30'-0"

N

FIFTEEN HUNDRED KAPIOLANI



August 31, 2017



February 06, 2024

LEVEL 6.5 AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

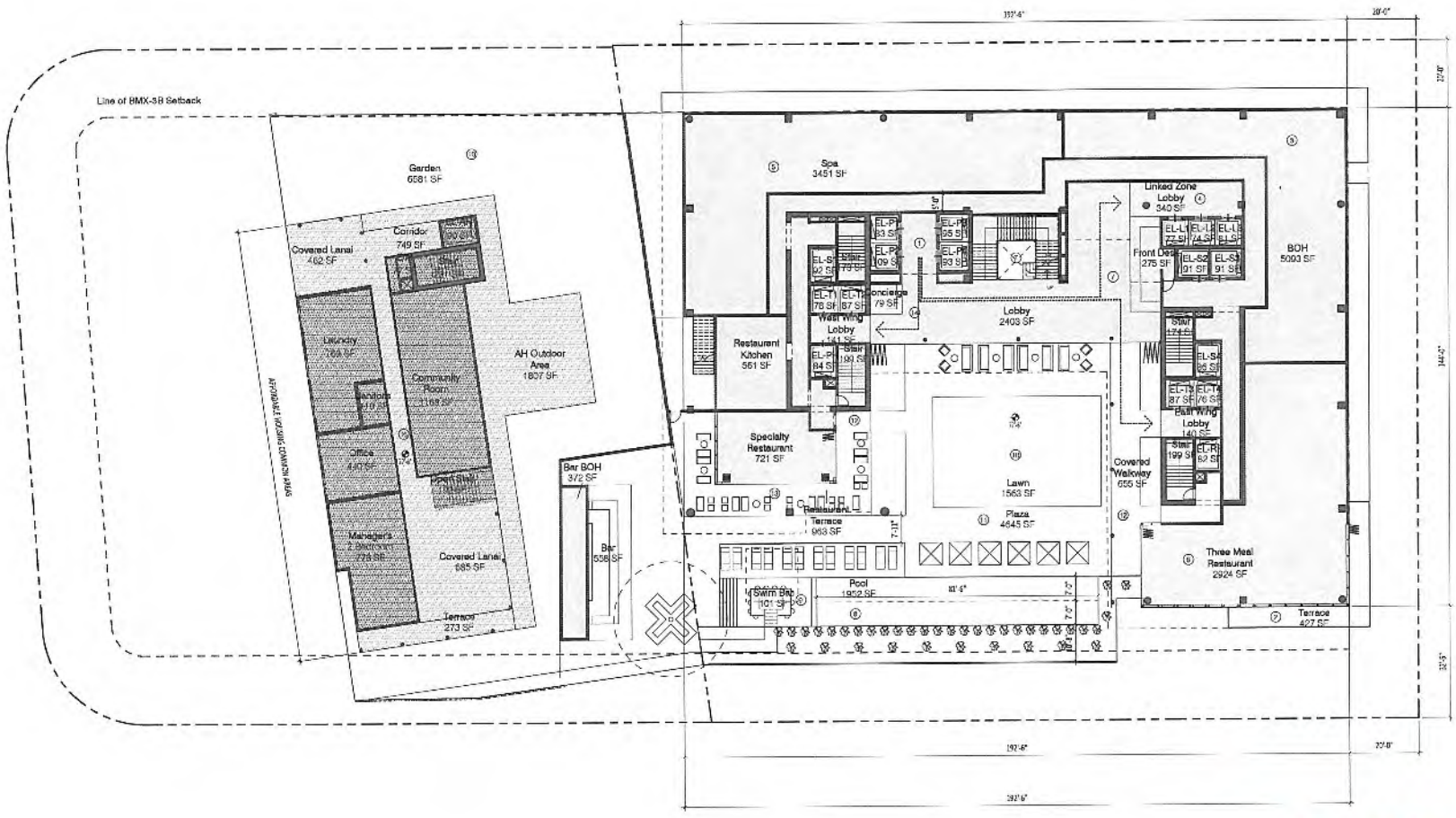
[au] workshop

ahl.

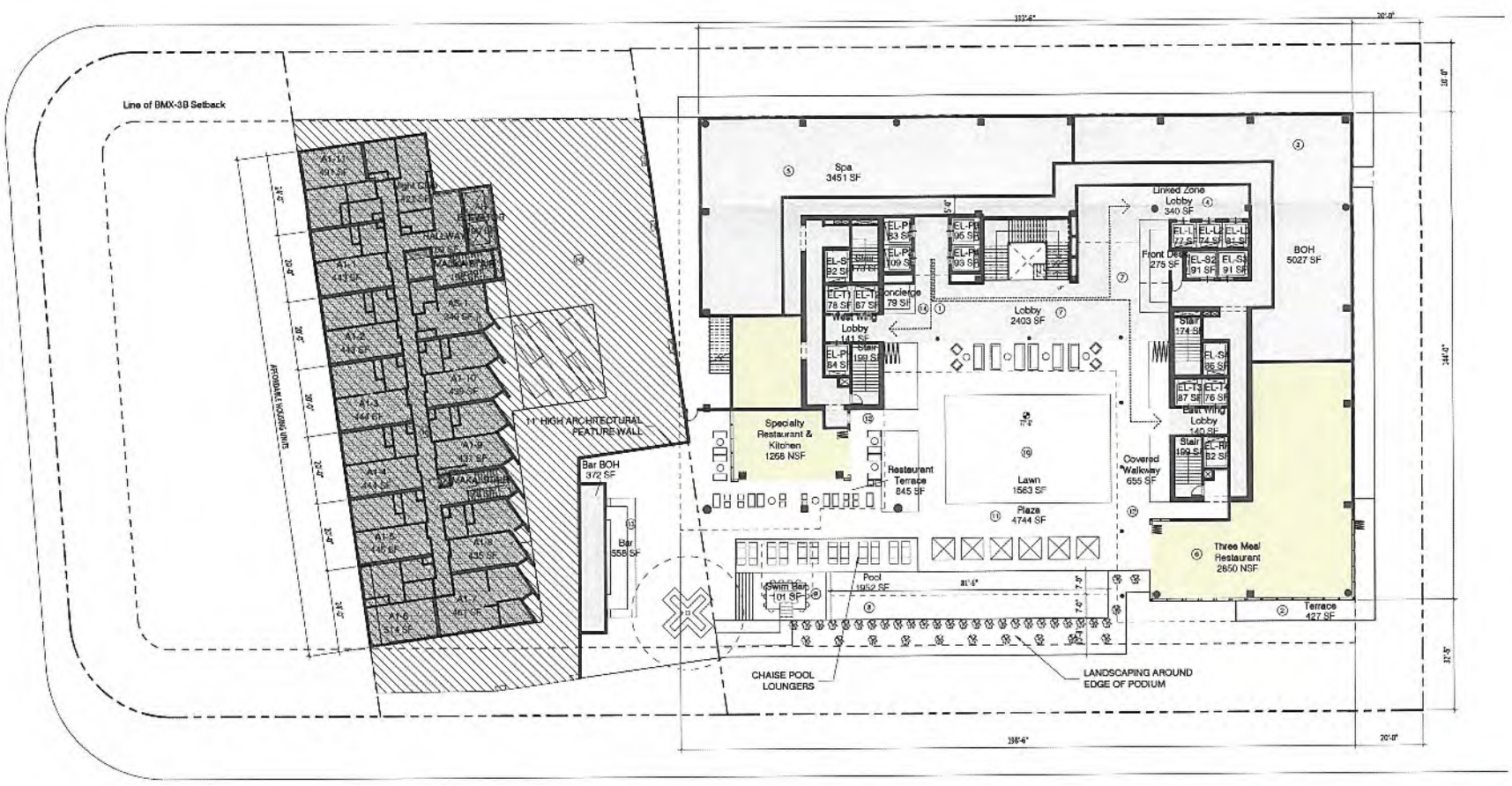
MANA`OLANA

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

LEVEL 7 POOL DECK PLAN

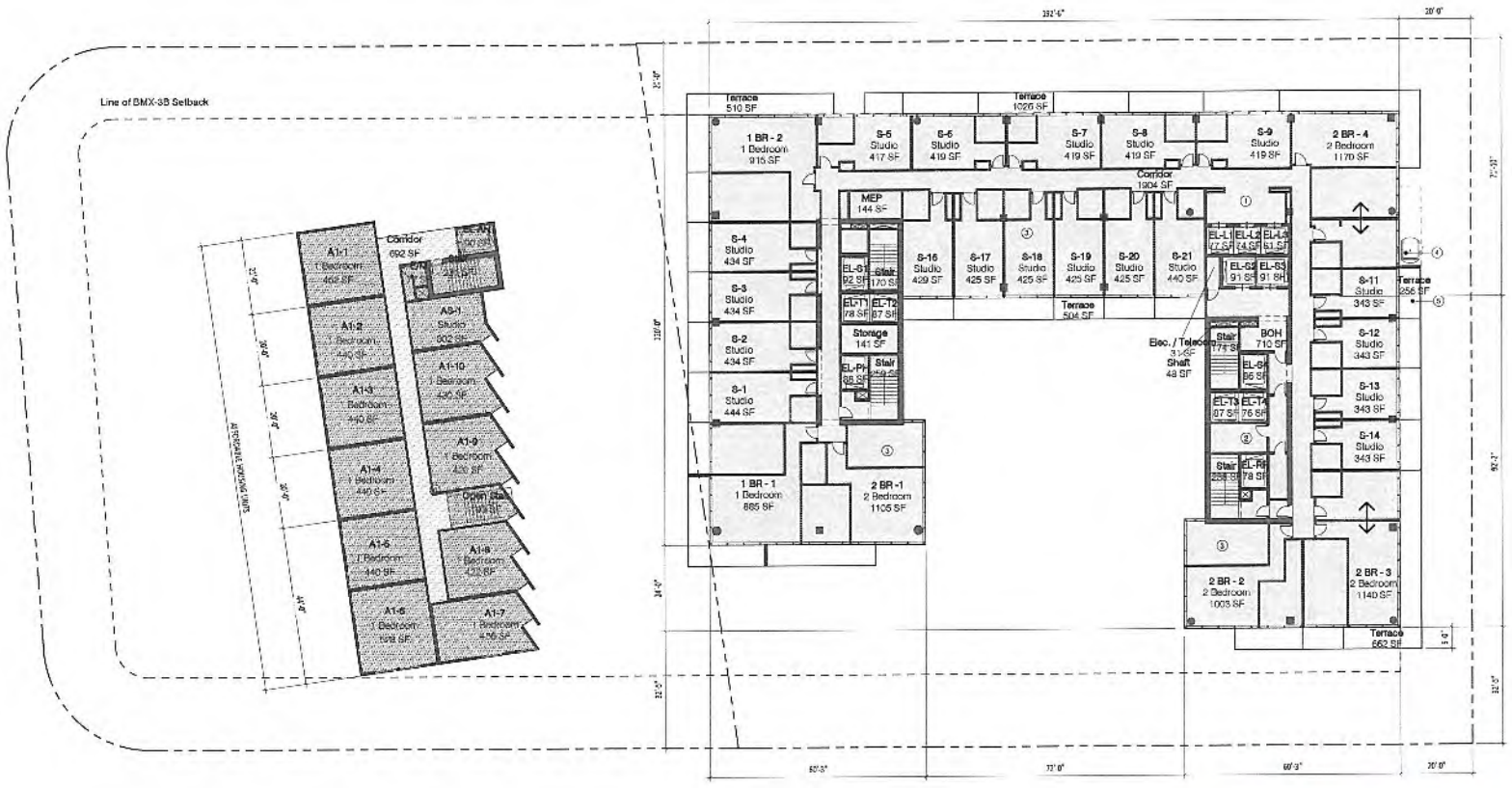


August 31, 2017

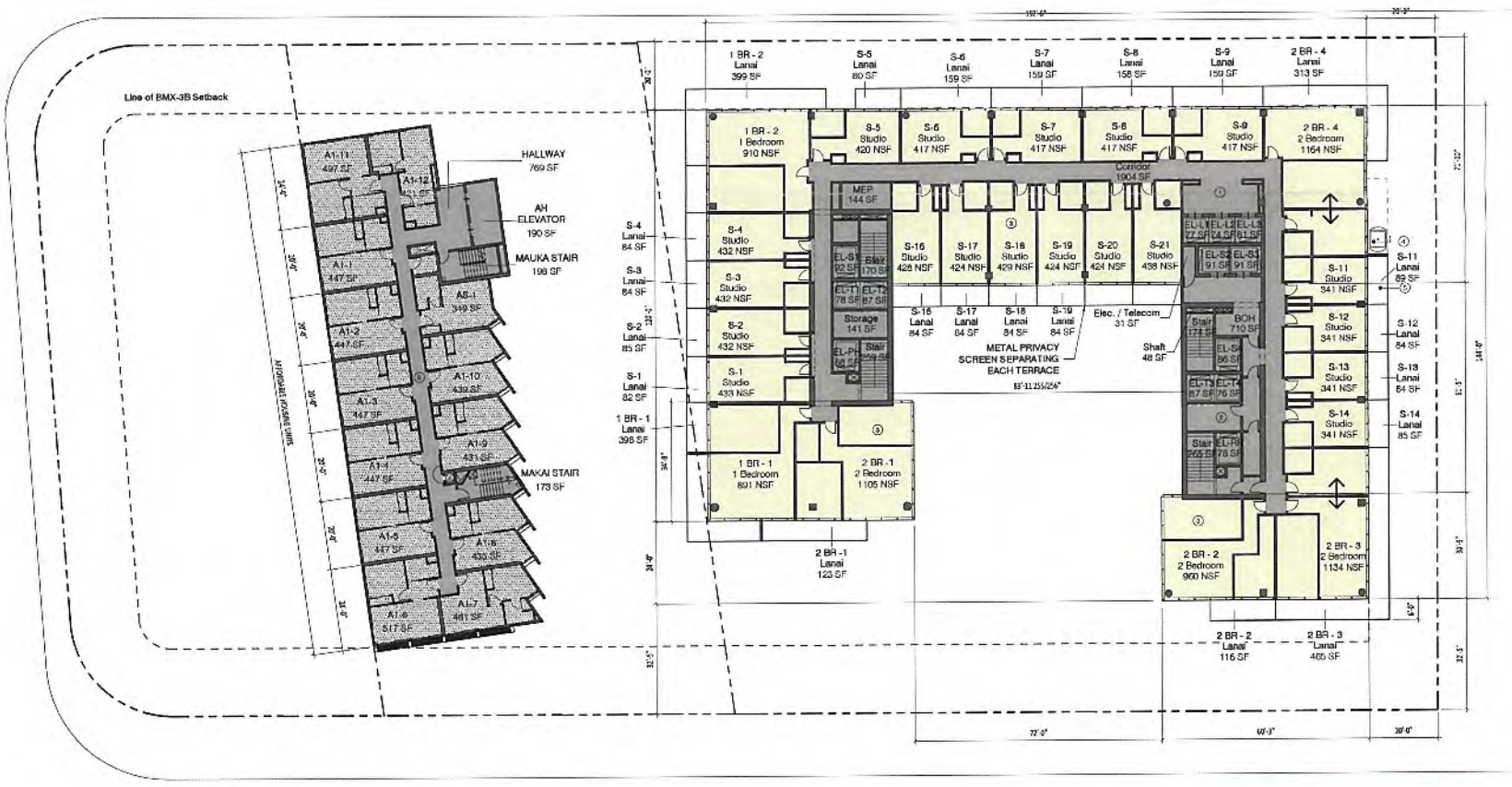


February 06, 2024

LEVEL 11 TYP. LINKED FLOOR PLAN



AUGUST 31, 2017



FEBRUARY 06, 2024

[au] workshop ahl. MANA`OLANA

[au] workshop

ahl.

MANA`OLANA

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

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

① DARK COLORED STONE OR METAL PANELS
② GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ POOL BAR AND ARCHITECTURAL PRIVACY WALL
⑨ BIFOLD DOOR PANELS
⑩ 42" GLASS GUARDRAIL
⑪ METAL PANEL MECHANICAL SCREEN

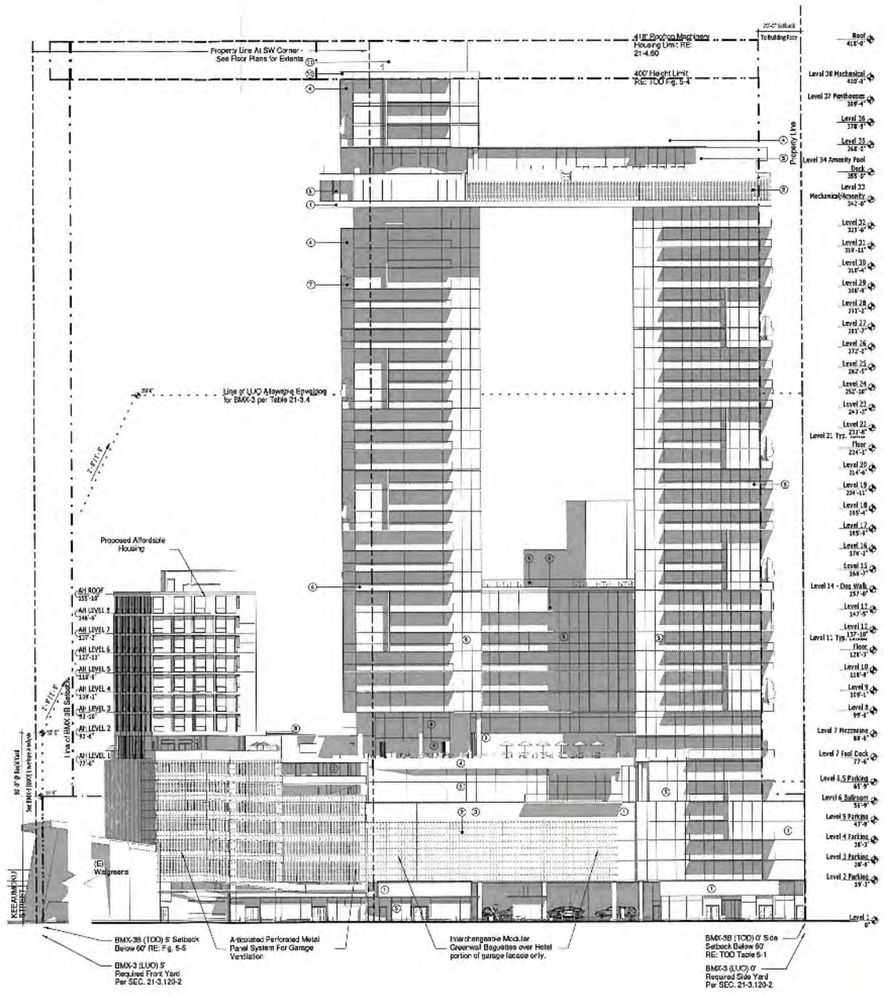
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



KAPIOLANI (SOUTH) ELEVATION
1" = 20'-0"

August 31, 2017

① DARK COLORED STONE OR METAL PANELS
② GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ POOL BAR AND ARCHITECTURAL PRIVACY WALL
⑨ BIFOLD DOOR PANELS
⑩ 42" GLASS GUARDRAIL
⑪ METAL PANEL MECHANICAL SCREEN

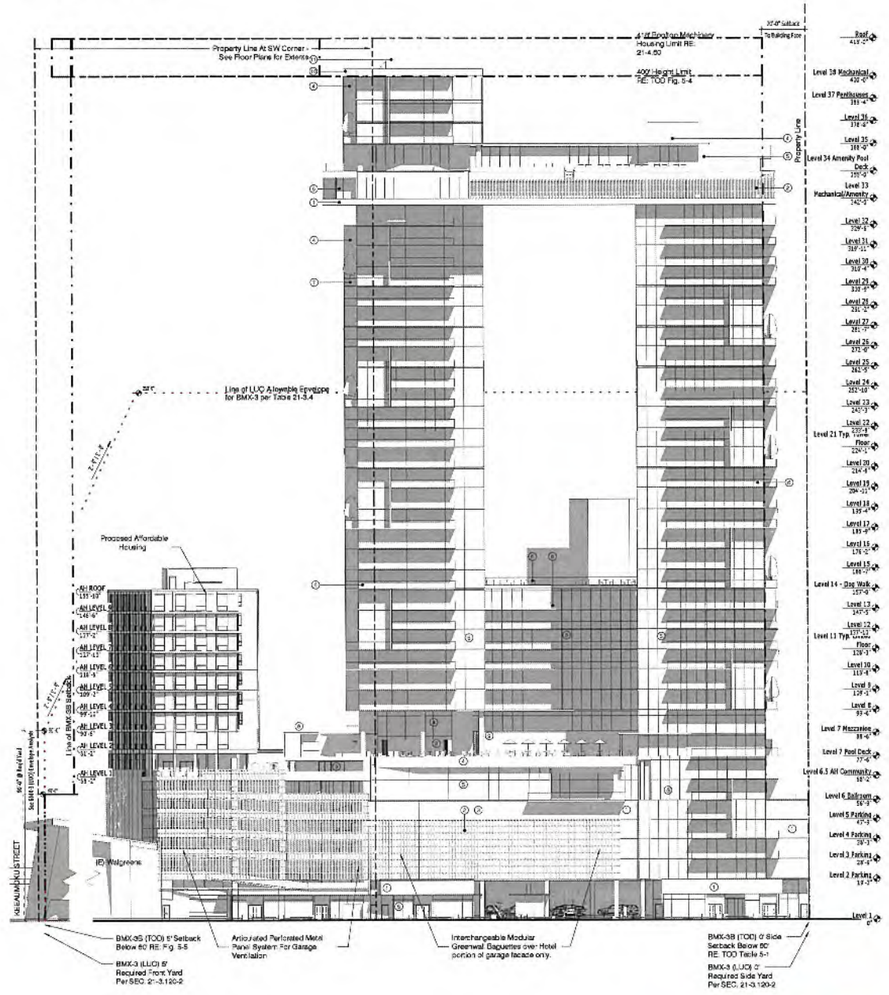
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



KAPIOLANI (SOUTH) ELEVATION
1" = 20'-0"

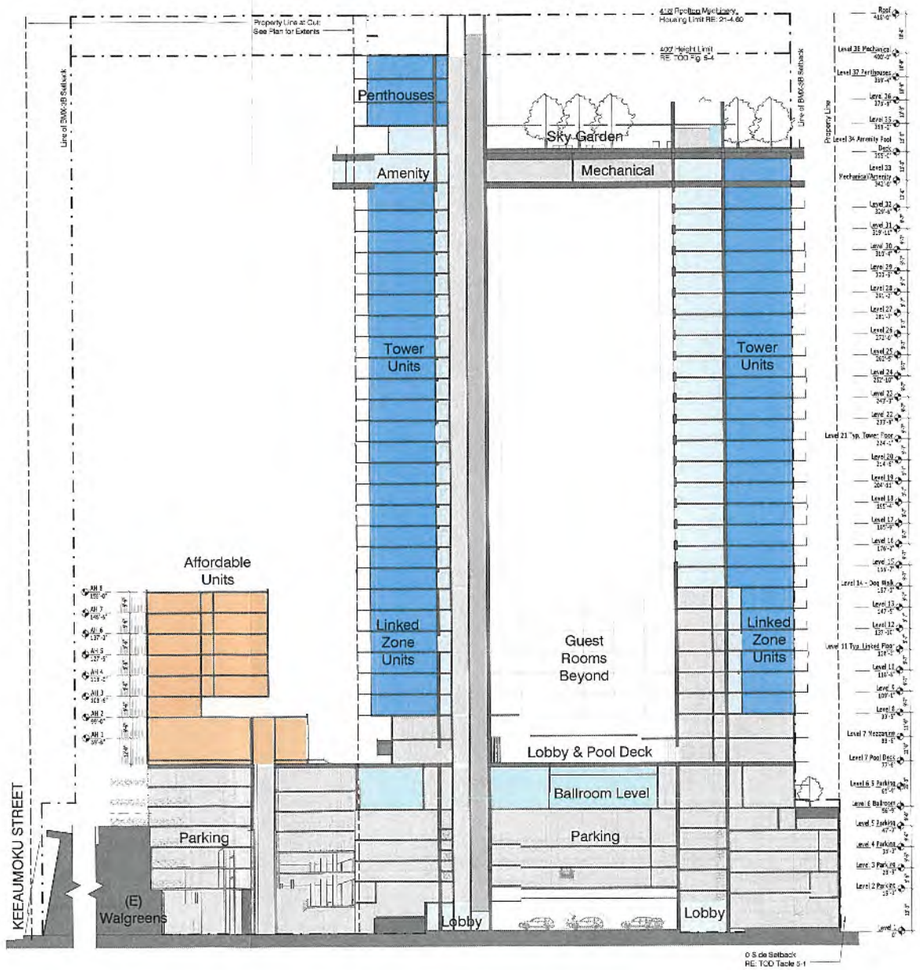
February 06, 2024

FIFTEEN HUNDRED KAPIOLANI

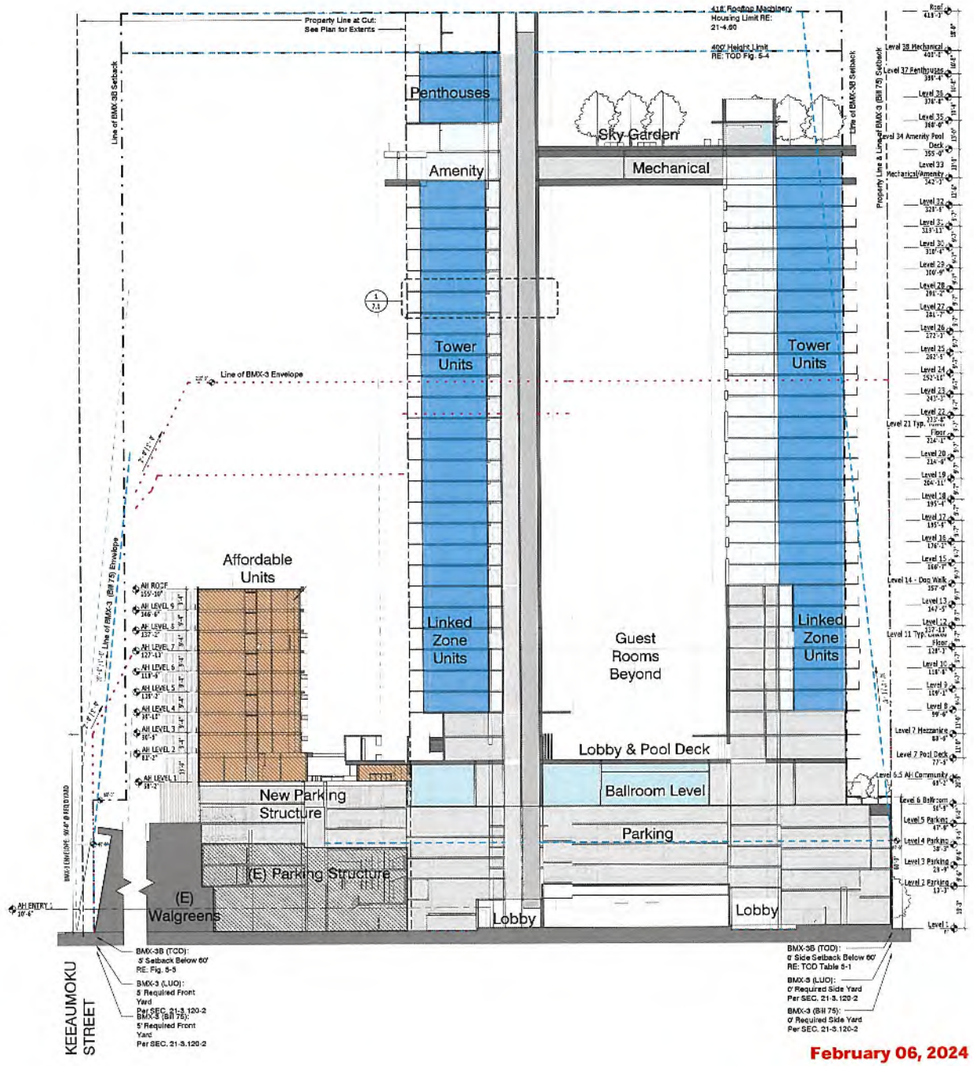
KAPIOLANI ELEVATION

workshop [au]
ahl.
MANA'OLANA

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



August 31, 2017



February 06, 2024

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

FIFTEEN HUNDRED KAPIOLANI

E/W SECTION

FIFTEEN HUNDRED KAPIOLANI

H O N O L U L U



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

~~3 APRIL 2017~~

REVISED FOR 110 AFFORDABLE HOUSING UNITS
06 FEBRUARY 2024

ahl.

[au] workshop

MANA`OLANA

TABLE OF CONTENTS

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

[au] workshop

ahl.

MANA`OLANA

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

FIFTEEN HUNDRED KAPIOLANI

EXHIBIT 4

Revised IPD-T Conceptual Plans



PROJECT LOCATION

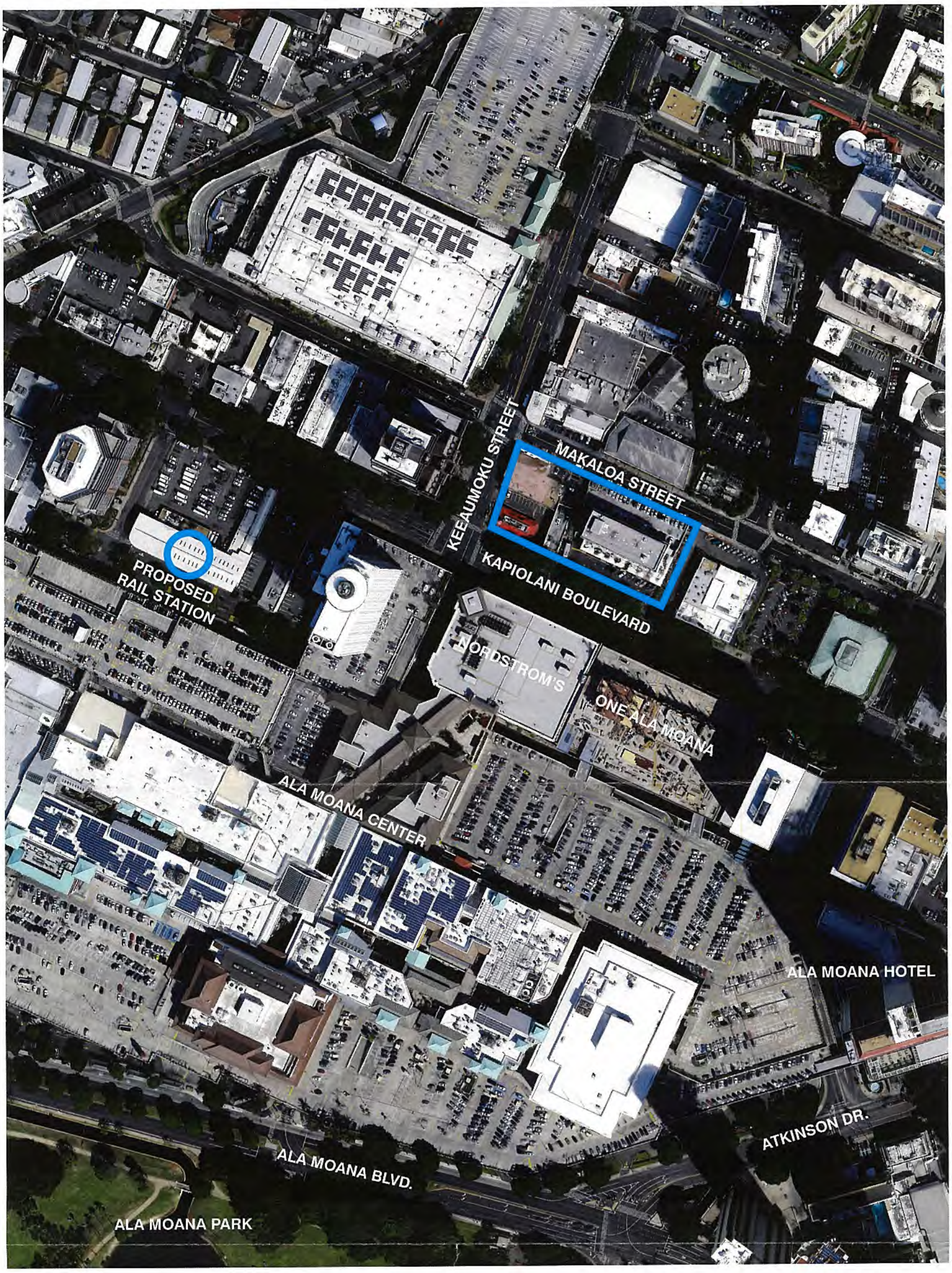
FIFTEEN HUNDRED KAPIOLANI

MANA'OLANA

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

NOT TO SCALE

PROJECT LOCATION





[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

N

FIFTEEN HUNDRED KAPIOLANI



VIEW, SOLAR, AND AXIS ANALYSIS

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.

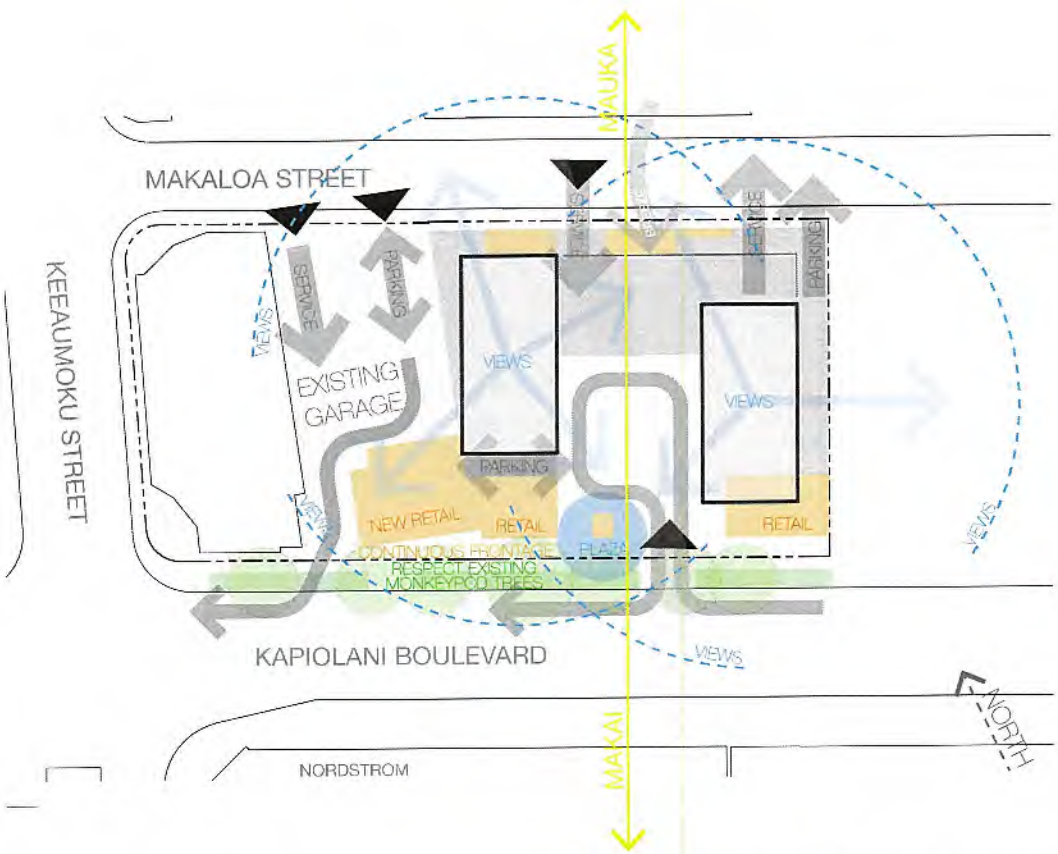
Provide enhanced streetscapes along the adjacent public streets.

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.

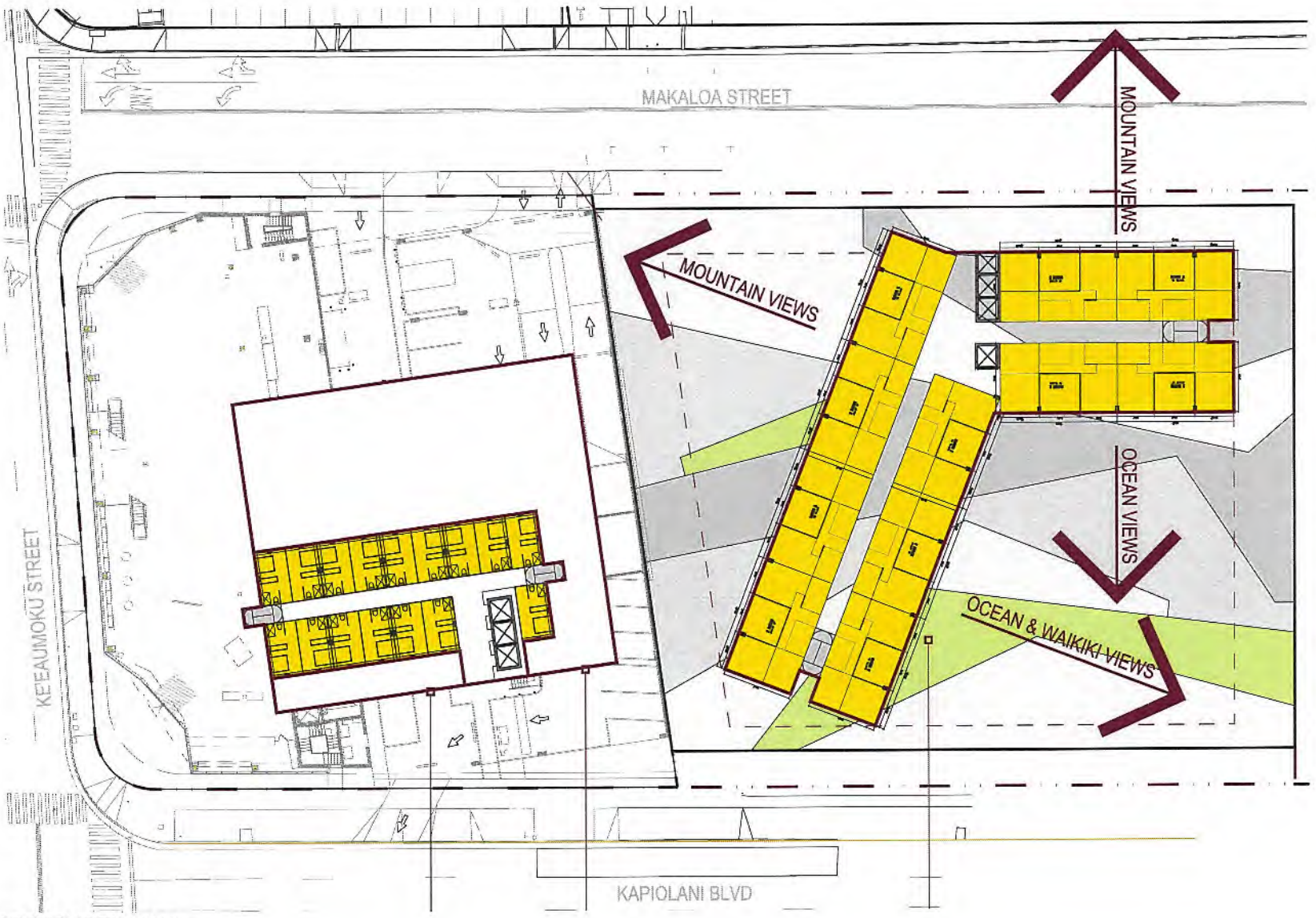
Locate service and parking access points as far away from intersections and located primarily on secondary streets

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



SITE OPPORTUNITIES DIAGRAM

PREVIOUS CONCEPTS



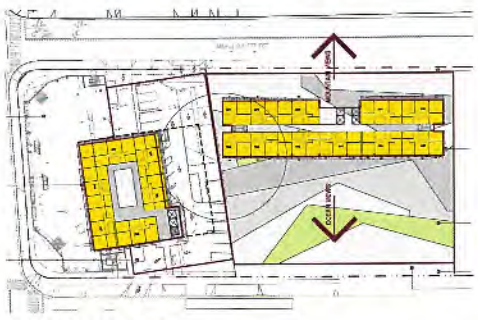
SEPTEMBER 2015

ISSUES AND OPPORTUNITIES ANALYSIS:

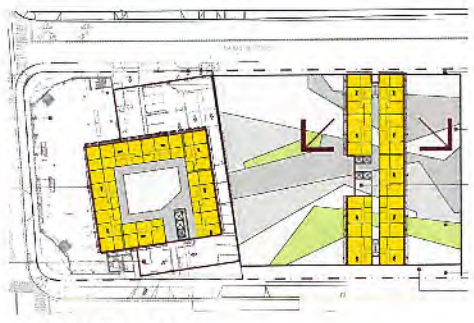
-Not oriented Mauka/Makai
-Obstructs views towards ocean
-Limited ventilation
-Few corner units
-Long Corridors
-Massing could be more iconic
-Does not optimize views from site for all units
-Straight bar schemes could be modified to better fit TOD goals while adding leasable square footage
-Limited open space / park area



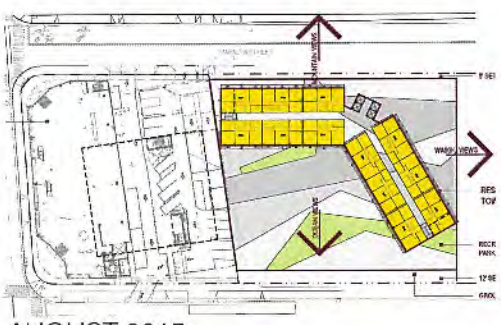
OCTOBER 2014



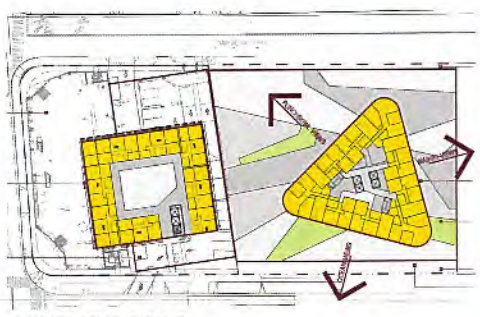
AUGUST 2015



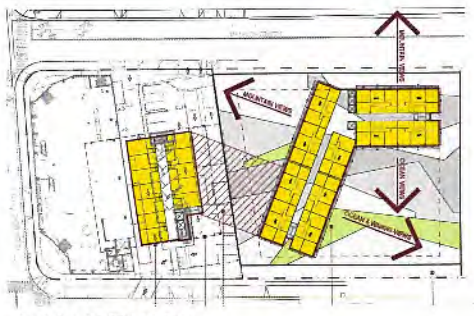
AUGUST 2015



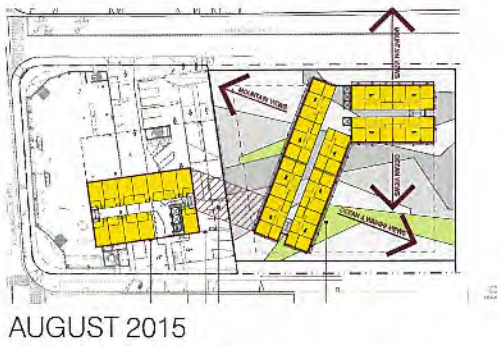
AUGUST 2015



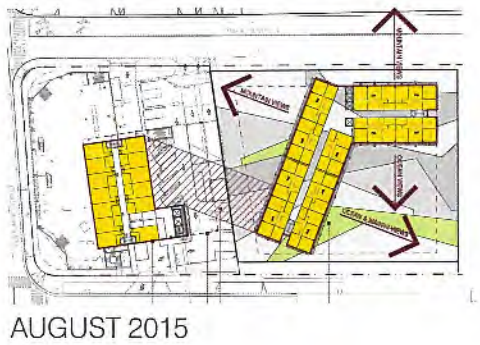
AUGUST 2015



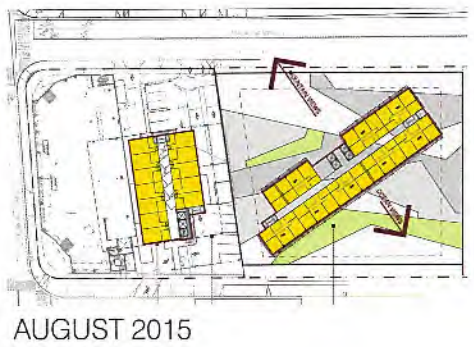
AUGUST 2015



AUGUST 2015



AUGUST 2015



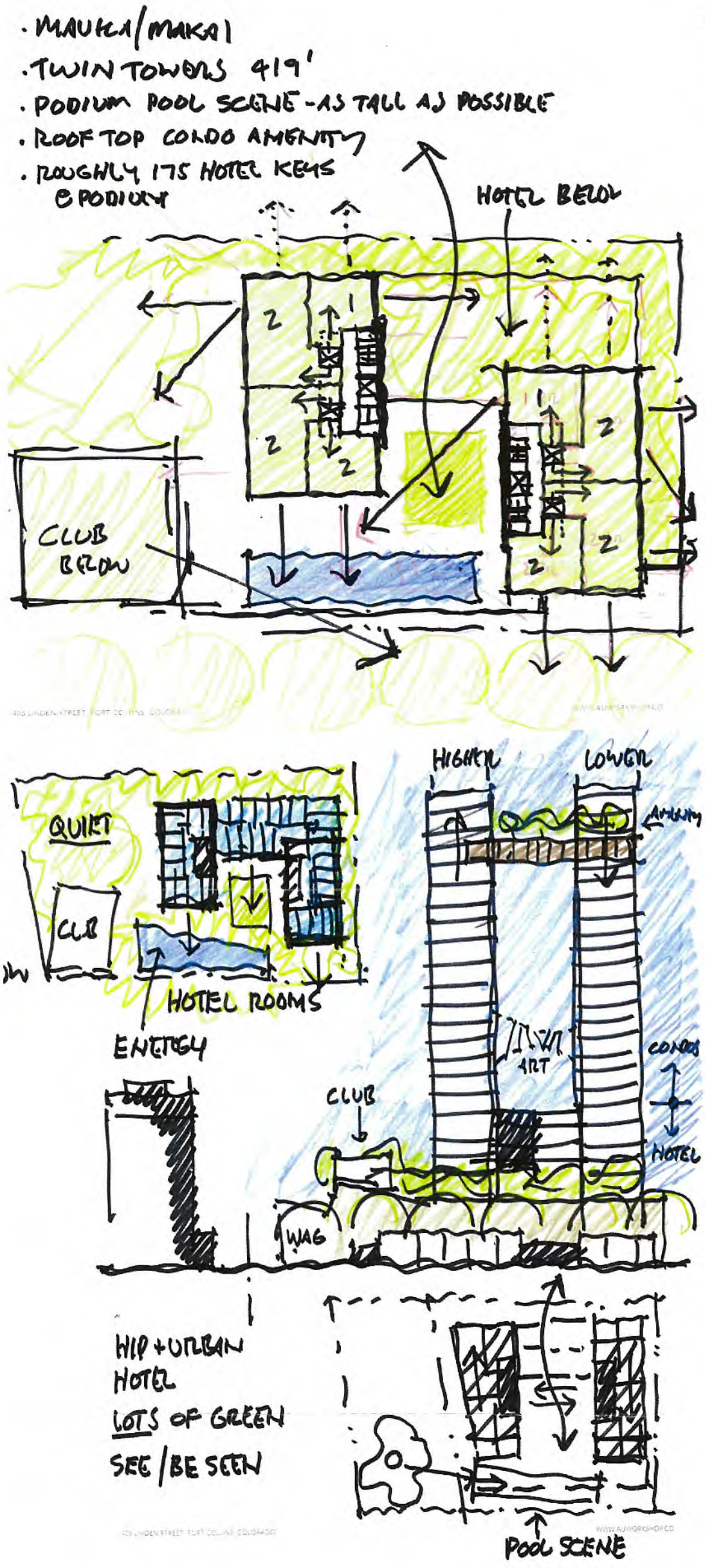
AUGUST 2015

[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

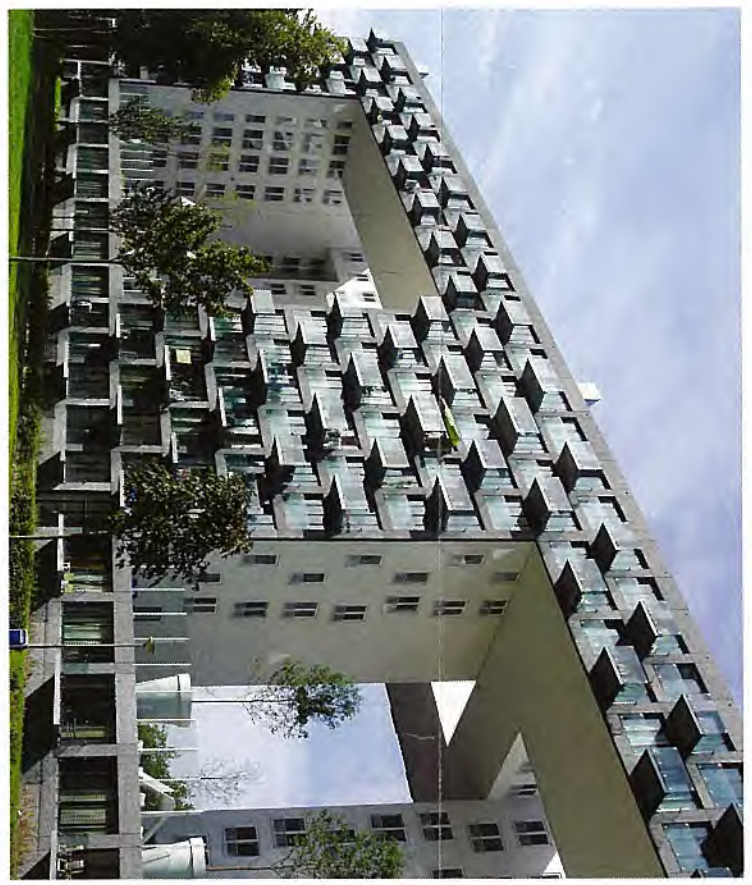
N

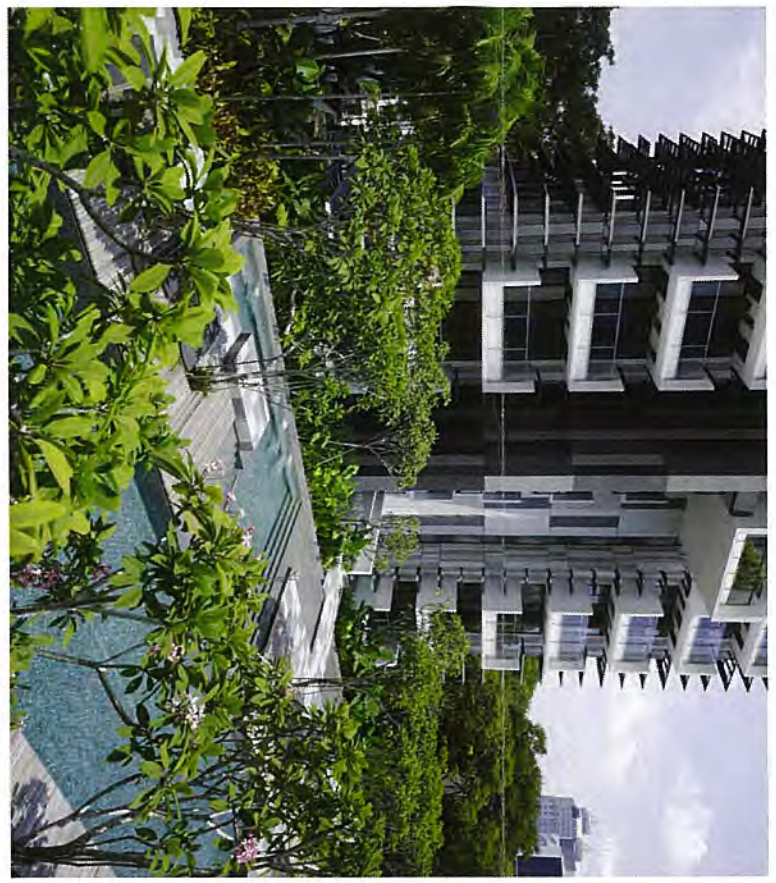
FIFTEEN HUNDRED KAPIOLANI



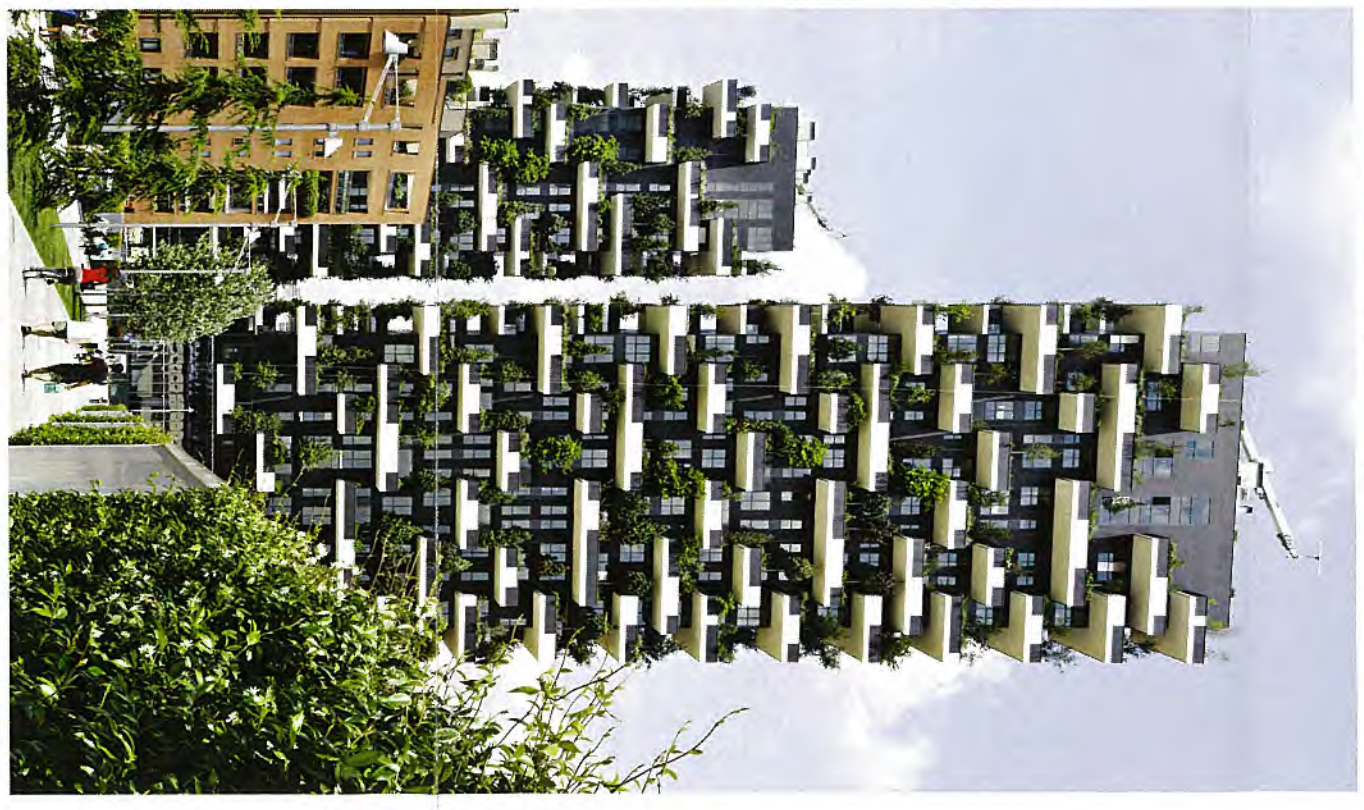
CONCEPT SUMMARY

- 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













TOWER INSPIRATION

FIFTEEN HUNDRED KAPIOLANI

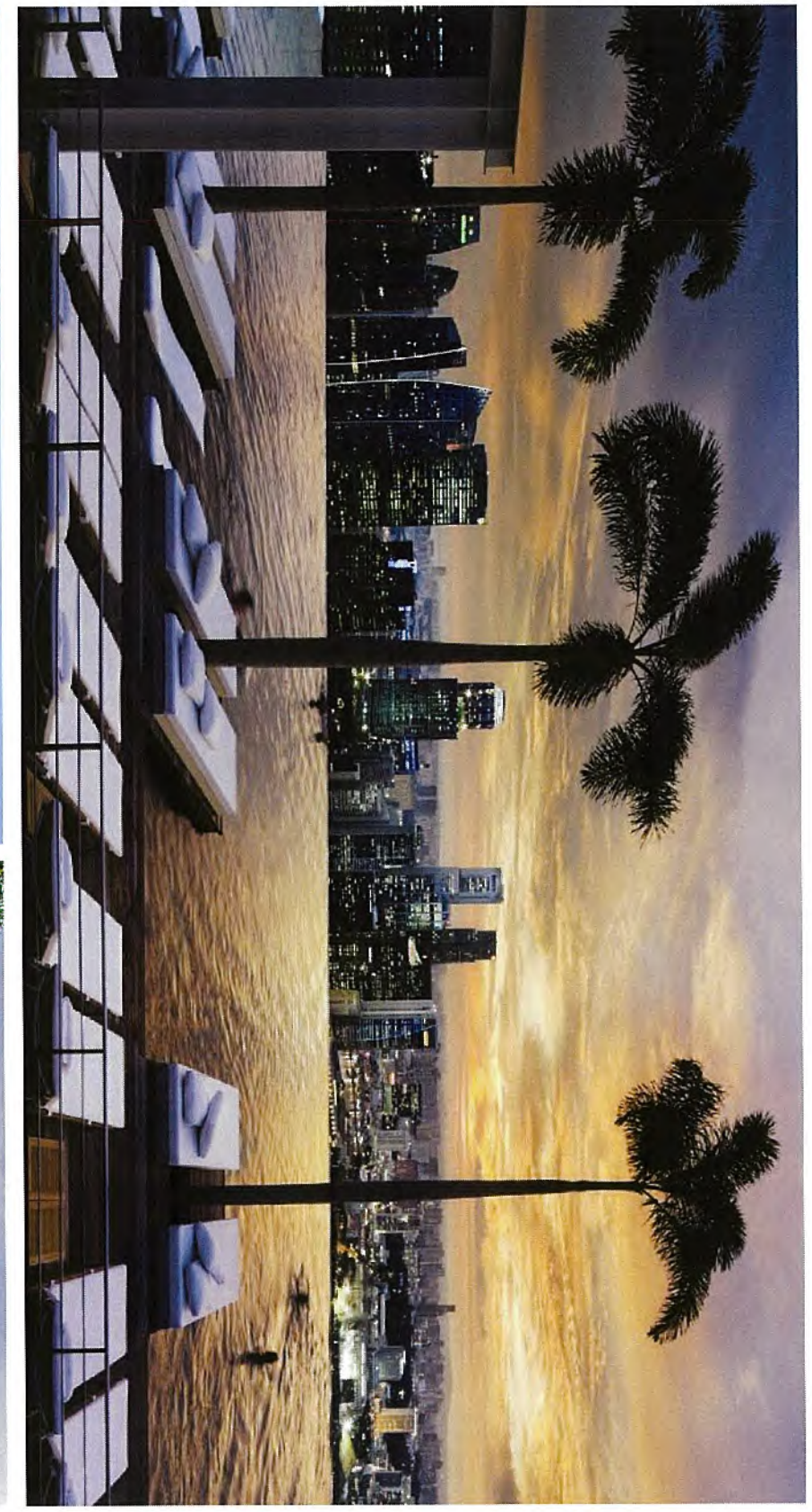
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

MANA'OLANA

ahl [au] workshop

RESIDENTIAL CHARACTER

ahl
[au] workshop
MANA OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017













[au] workshop

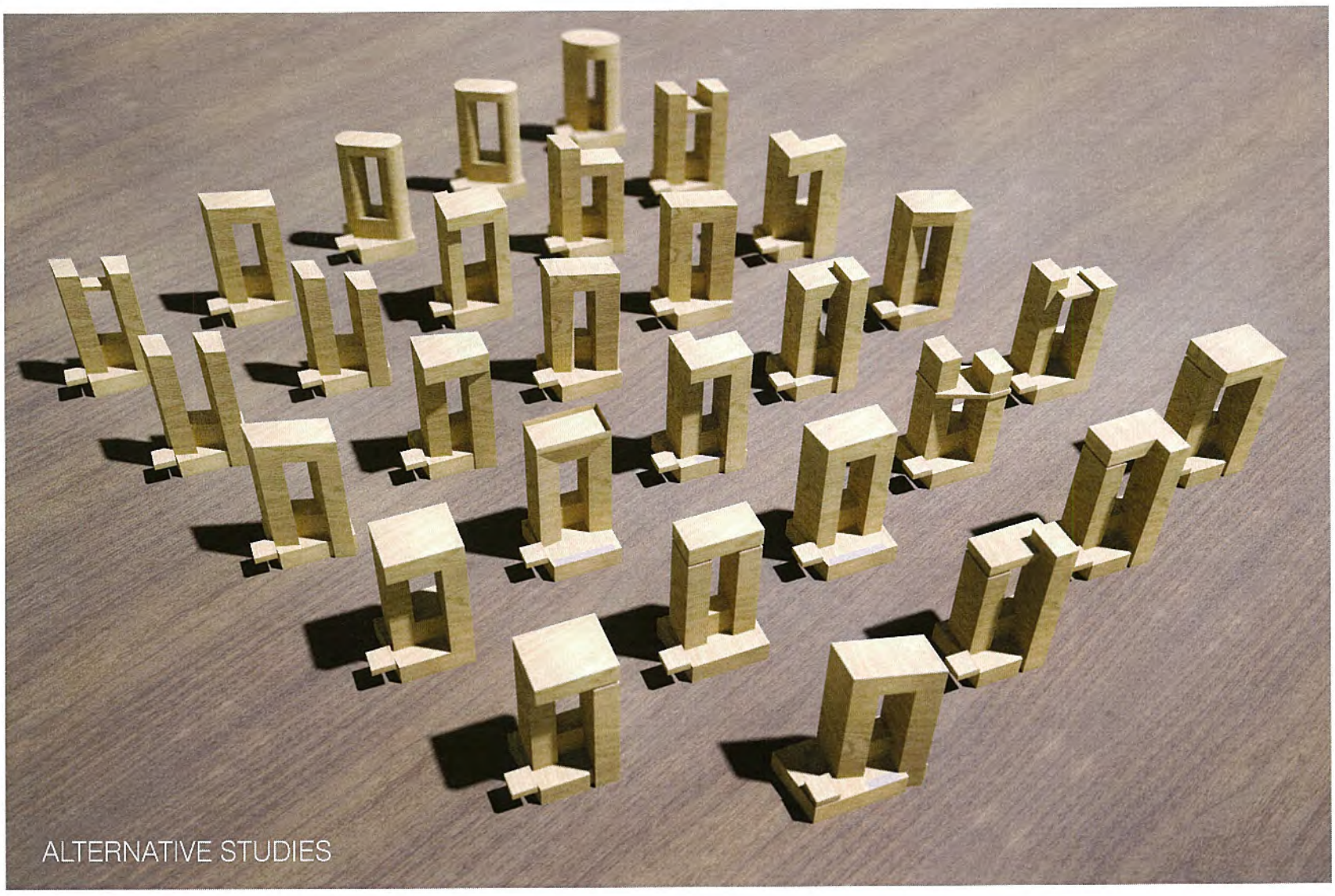
ahl.

MANA'OLANA

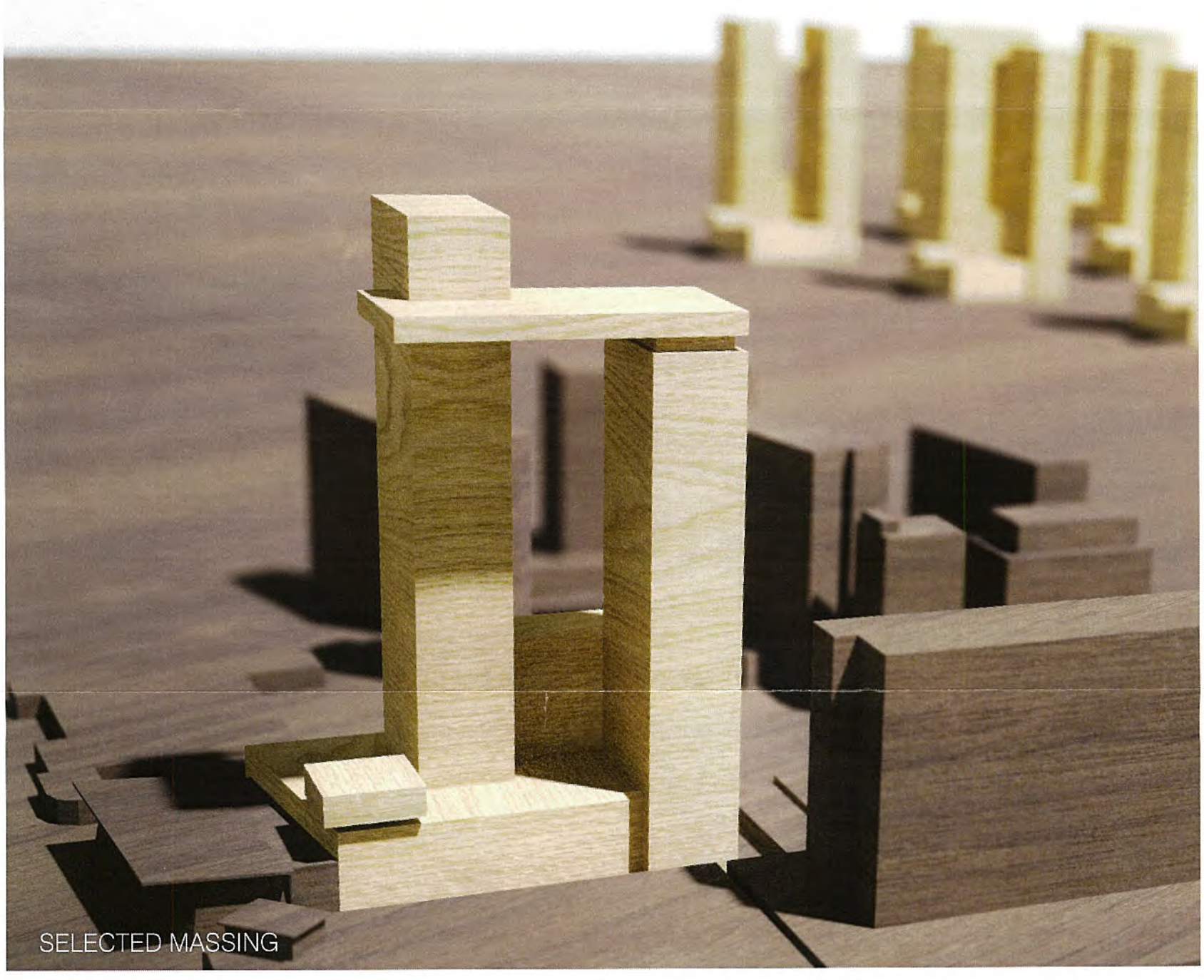
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

FIFTEEN HUNDRED KAPIOLANI

SKY GARDEN CONCEPTS



ALTERNATIVE STUDIES



SELECTED MASSING

[au] workshop

ahl.

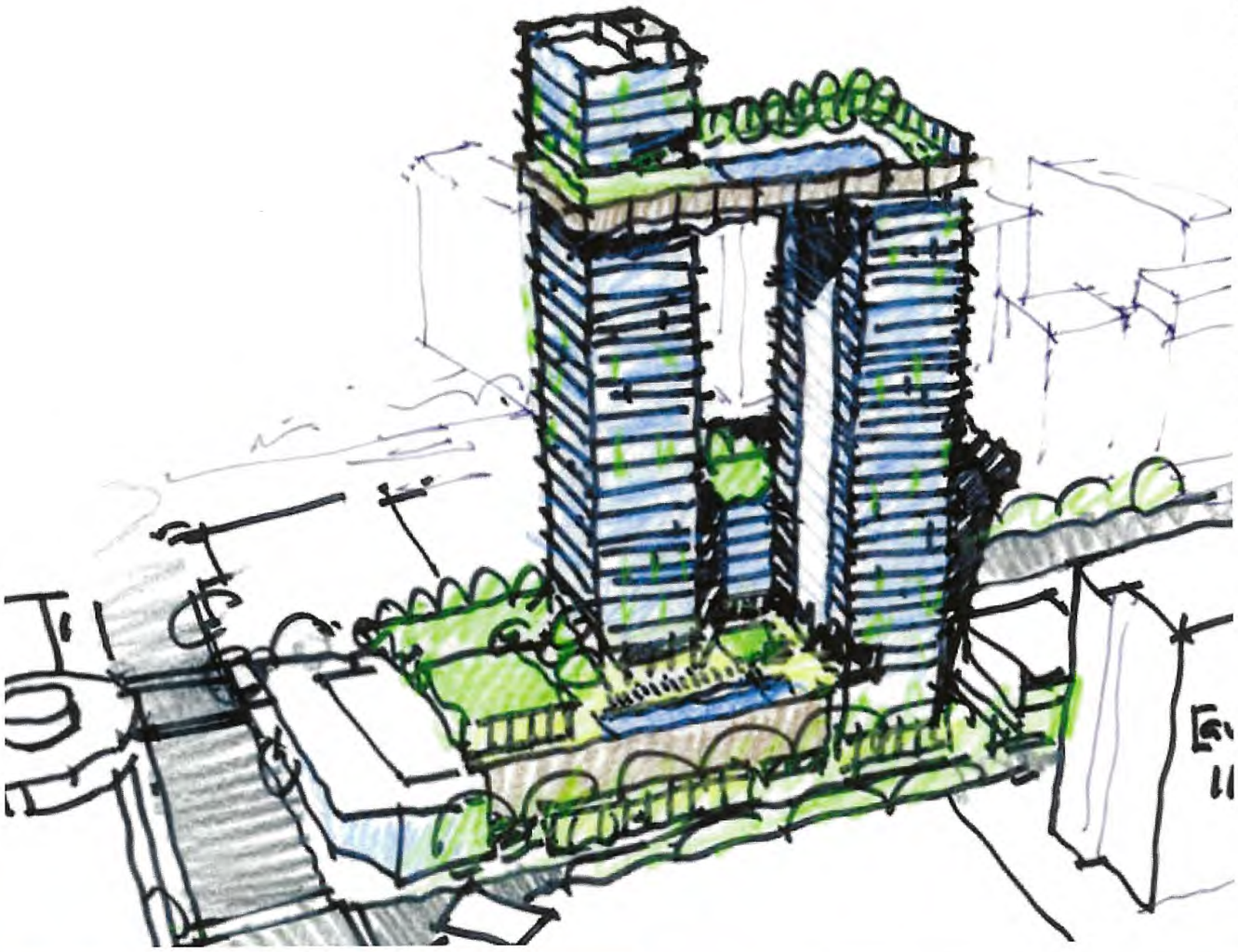
MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

MASSING STUDIES

FIFTEEN HUNDRED KAPIOLANI

MASSING DEVELOPMENT







[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

PROJECT INFORMATION

SITE

Includes the following:

TMK (1) 2-3-021:007	42,935 SF
TMK (1) 2-3-021:008	36,038 SF
TMK (1) 2-3-021:009	
TMK (1) 2-3-021:010	
Total Project Site Area:	78,973 SF

ZONING (PER DRAFT FINAL TOD PLAN - MARCH 2016)

Designation (per fig. 5-2)	BMX-3B Kapiolani Mixed Use
Maximum FAR (per fig. 5-3)	10.0
Maximum FAR SF (per fig. 5-4)	789,730 SF
Provided New FAR SF (see table)	690,197 SF
Existing Walgreens FAR SF	37,516 SF
Total Provided FAR SF	727,713 SF
Provided FAR	9.215
Maximum Height (per fig. 5-4)	400 ft*

*Plus allowable mechancial/overrides

LOADING SUMMARY

Loading Space Requirements*

		Applicable SF/DU	Floor Area Bracket	Loading Spaces Required
Category A:				
	Retail (Includes (E) Walgreens)	67,436 SF		
	Total	**67,436 SF**	40-000,-60,000	4
Category B:				
	Hotel	614,015 SF		
	Total	**614,015 SF**	50,001-100,000 + 1/100,000	8
Category D:				
	Multifamily Dwellings	116 DU		
	Total	**116 DU**	20-150	1

	Required	Provided
Total Loading Spaces	**13**	**13**
Walgreens		6
Heald College		7

* Per LUO Section 21-6.100

BICYCLE PARKING SUMMARY

Bicycle Parking Requirements*

Use Per Table 21-6.1	Applicable Area/Units	Parking Requirement (City)	Spaces Required
Existing Walgreens + Retail	49,782 SF	1/3200 SF	15.6
Eating and Drinking Establishments	9,650 SF	1/2400 SF	4.0
Dwellings, Multifamily (Leasable areas only)	79,770 SF	1/1600 SF	49.9
Meeting Facilities** (Assembly Area only)	6,696 SF 6,696 SF	1/150 SF	44.6
Hotel	444 Units	1/10 Units	44.4
Total			**Required** 158
		Total Provided	**158**

Per TOD Section 5.4.5 Bicycle Parking, Table 5-2: Proposed Bicycle Parking Ratios

** TOD Lists a ratio of 1/15 fixed seats. 10 sf/seat assumed.

LUO AREA SUMMARY

Row Labels	Values LUO SF / Level	GSF/ Level	Max of # of Sim. Levels	Total LUO SF All Sim. Levels	Total GSF All Sim. Levels
Level 1	**28,154 SF**	**45,758 SF**	2	**28,452 SF**	**46,057 SF**
Back of House	5,208 SF	5,208 SF	1	5,208 SF	5,208 SF
Circulation	4,505 SF	4,505 SF	2	4,628 SF	4,623 SF
Greenscape	0 SF	1,032 SF	1	0 SF	1,032 SF
Other Front of House	3,580 SF	3,580 SF	1	3,580 SF	3,580 SF
Parking	0 SF	14,456 SF	1	0 SF	14,456 SF
Retail	9,650 SF	9,650 SF	1	9,650 SF	9,650 SF
Walkway	3,788 SF	5,905 SF	1	3,788 SF	5,905 SF
Affordable - Circulation	181 SF	181 SF	2	361 SF	361 SF
Affordable Residence - Common	633 SF	633 SF	1	633 SF	633 SF
Restaurant	609 SF	609 SF	1	609 SF	609 SF
Level 2 Parking	**3,269 SF**	**38,190 SF**	1	**3,269 SF**	**38,190 SF**
Back of House	816 SF	938 SF	1	816 SF	938 SF
Circulation	1,309 SF	2,674 SF	1	1,309 SF	2,674 SF
Greenscape	0 SF	1,829 SF	1	0 SF	1,829 SF
Parking	0 SF	31,605 SF	1	0 SF	31,605 SF
Private Storage	1,144 SF	1,144 SF	1	1,144 SF	1,144 SF
Level 3 Parking	**5,238 SF**	**44,549 SF**	2	**10,476 SF**	**81,321 SF**
Back of House	912 SF	1,034 SF	2	1,825 SF	2,069 SF
Circulation	1,809 SF	3,442 SF	2	3,619 SF	6,671 SF
Other Front of House Terrace	0 SF	262 SF	2	0 SF	524 SF
Parking	0 SF	37,295 SF	2	0 SF	67,026 SF
Private Storage	2,516 SF	2,516 SF	2	5,033 SF	5,033 SF
Level 5 Parking	**5,482 SF**	**53,734 SF**	1	**5,482 SF**	**53,734 SF**
Back of House	0 SF	122 SF	1	0 SF	122 SF
Circulation	1,809 SF	3,229 SF	1	1,809 SF	3,229 SF
Other Front of House Terrace	0 SF	262 SF	1	0 SF	262 SF
Parking	0 SF	46,448 SF	1	0 SF	46,448 SF
Private Storage	3,673 SF	3,673 SF	1	3,673 SF	3,673 SF
Level 6 Ballroom	**30,220 SF**	**54,300 SF**	2	**30,220 SF**	**71,649 SF**
Back of House	12,638 SF	12,638 SF	1	12,638 SF	12,638 SF
Circulation	2,297 SF	2,297 SF	1	2,297 SF	2,297 SF
Greenscape	0 SF	4,797 SF	1	0 SF	4,797 SF
Meeting Area	14,949 SF	14,949 SF	1	14,949 SF	14,949 SF
Meeting Area Terrace	336 SF	777 SF	1	336 SF	777 SF
Parking	0 SF	17,350 SF	2	0 SF	34,699 SF
Walkway	0 SF	1,493 SF	1	0 SF	1,493 SF
Level 7 Pool Deck	**33,186 SF**	**40,467 SF**	1	**33,186 SF**	**40,467 SF**
Back of House	5,578 SF	5,679 SF	1	5,578 SF	5,679 SF
Circulation	2,240 SF	2,240 SF	1	2,240 SF	2,240 SF
Greenscape	295 SF	4,677 SF	1	295 SF	4,677 SF
Other Front of House	6,786 SF	6,786 SF	1	6,786 SF	6,786 SF
Other Front of House Terrace	0 SF	427 SF	1	0 SF	427 SF
Walkway	5,542 SF	5,960 SF	1	5,542 SF	5,960 SF
Water	0 SF	1,952 SF	1	0 SF	1,952 SF
Affordable - Circulation	1,331 SF	1,331 SF	1	1,331 SF	1,331 SF
Affordable Residence	5,791 SF	5,791 SF	1	5,791 SF	5,791 SF
Affordable Residence -BOH	60 SF	60 SF	1	60 SF	60 SF
Restaurant	2,113 SF	2,113 SF	1	2,113 SF	2,113 SF
Spa	3,451 SF	3,451 SF	1	3,451 SF	3,451 SF
Level 7 Mezzanine	**22,769 SF**	**23,992 SF**	1	**22,769 SF**	**23,992 SF**
Back of House	7,042 SF	7,042 SF	1	7,042 SF	7,042 SF
Circulation	2,339 SF	2,339 SF	1	2,339 SF	2,339 SF
Other Front of House	3,314 SF	3,314 SF	1	3,314 SF	3,314 SF
Other Front of House Terrace	0 SF	1,223 SF	1	0 SF	1,223 SF
Walkway	100 SF	100 SF	1	100 SF	100 SF
Affordable - Circulation	1,331 SF	1,331 SF	1	1,331 SF	1,331 SF
Affordable Residence	5,814 SF	5,814 SF	1	5,814 SF	5,814 SF
Affordable Residence -BOH	60 SF	60 SF	1	60 SF	60 SF
Spa	2,770 SF	2,770 SF	1	2,770 SF	2,770 SF
Level 11 Typ. Linked Floor	**29,936 SF**	**29,936 SF**	6	**179,616 SF**	**179,616 SF**
Back of House	1,015 SF	1,015 SF	6	6,090 SF	6,090 SF
Circulation	3,901 SF	3,901 SF	6	23,406 SF	23,406 SF
Affordable - Circulation	1,331 SF	1,331 SF	6	7,983 SF	7,983 SF
Affordable Residence	5,818 SF	5,818 SF	6	34,906 SF	34,906 SF
Affordable Residence -BOH	60 SF	60 SF	6	359 SF	359 SF
Private Storage	192 SF	192 SF	6	1,152 SF	1,152 SF
Condo/Hotel Terrace	3,706 SF	3,706 SF	6	22,236 SF	22,236 SF
Condo/Hotel Unit	13,914 SF	13,914 SF	6	83,485 SF	83,485 SF
Level 14 - Dog Walk	**17,135 SF**	**21,524 SF**	1	**17,135 SF**	**21,524 SF**
Back of House	173 SF	173 SF	1	173 SF	173 SF
Circulation	3,644 SF	3,644 SF	1	3,644 SF	3,644 SF
Greenscape	0 SF	4,389 SF	1	0 SF	4,389 SF
Walkway	1,254 SF	1,254 SF	1	1,254 SF	1,254 SF
Condo/Hotel Terrace	2,437 SF	2,437 SF	1	2,437 SF	2,437 SF
Condo/Hotel Unit	9,626 SF	9,626 SF	1	9,626 SF	9,626 SF
Level 21 Typ. Tower Floor	**16,009 SF**	**16,009 SF**	18	**288,168 SF**	**288,168 SF**
Back of House	180 SF	180 SF	18	3,232 SF	3,232 SF
Circulation	2,648 SF	2,648 SF	18	47,660 SF	47,660 SF
Residence	10,926 SF	10,926 SF	18	196,664 SF	196,664 SF
Residence Terrace	2,256 SF	2,256 SF	18	40,613 SF	40,613 SF
Level 33 Mechanical/Amenity	**28,940 SF**	**28,940 SF**	1	**28,940 SF**	**28,940 SF**
Back of House	10,825 SF	10,825 SF	1	10,825 SF	10,825 SF
Circulation	3,616 SF	3,616 SF	1	3,616 SF	3,616 SF
Greenscape	411 SF	411 SF	1	411 SF	411 SF
Residence	5,368 SF	5,368 SF	1	5,368 SF	5,368 SF
Residence Terrace	1,269 SF	1,269 SF	1	1,269 SF	1,269 SF
Restaurant	7,451 SF	7,451 SF	1	7,451 SF	7,451 SF
Level 34 Amenity Pool Deck	**8,599 SF**	**28,673 SF**	1	**8,599 SF**	**28,673 SF**
Back of House	463 SF	463 SF	1	463 SF	463 SF
Circulation	1,477 SF	1,477 SF	1	1,477 SF	1,477 SF
Greenscape	0 SF	6,068 SF	1	0 SF	6,068 SF
Other Front of House	2,146 SF	2,146 SF	1	2,146 SF	2,146 SF
Residence	1,795 SF	1,795 SF	1	1,795 SF	1,795 SF
Residence Terrace	410 SF	410 SF	1	410 SF	410 SF
Walkway	2,310 SF	13,505 SF	1	2,310 SF	13,505 SF
Water	0 SF	2,811 SF	1	0 SF	2,811 SF
Level 37 Penthouses	**8,212 SF**	**10,230 SF**	3	**24,636 SF**	**26,654 SF**
Back of House	90 SF	2,109 SF	3	271 SF	2,290 SF
Circulation	1,329 SF	1,329 SF	3	3,988 SF	3,988 SF
Residence Terrace	1,348 SF	1,348 SF	3	4,044 SF	4,044 SF
Residences	5,444 SF	5,444 SF	3	16,332 SF	16,332 SF
Level 38 Mechanical	**1,011 SF**	**7,118 SF**	2	**1,081 SF**	**7,188 SF**
Back of House	0 SF	1,278 SF	1	0 SF	1,278 SF
Circulation	941 SF	941 SF	1	941 SF	941 SF
Nightclub	70 SF	70 SF	2	140 SF	140 SF
Residence Terrace	0 SF	4,829 SF	1	0 SF	4,829 SF
Roof	**0 SF**	**1,361 SF**	1	**0 SF**	**1,361 SF**
Circulation	0 SF	191 SF	1	0 SF	191 SF
Walkway	0 SF	1,170 SF	1	0 SF	1,170 SF
Level 6.5 AH Community	**8,167 SF**	**8,167 SF**	1	**8,167 SF**	**8,167 SF**
Affordable - Circulation	1,481 SF	1,481 SF	1	1,481 SF	1,481 SF
Affordable Residence	4,093 SF	4,093 SF	1	4,093 SF	4,093 SF
Affordable Residence - Common	2,076 SF	2,076 SF	1	2,076 SF	2,076 SF
Affordable Residence -BOH	43 SF	43 SF	1	43 SF	43 SF
Affordable Residence - Terrace	473 SF	473 SF	1	473 SF	473 SF
Grand Total				**690,197 SF**	**945,701 SF**

PARKING REQUIRED (PER LUO TABLE 26.1)

Parking Requirements: City

Use Per Table 21-6.1	Applicable Area/Units	Parking Requirement (City)	Spaces Required	50% TOD Reduction*
Existing Walgreens	37,516 SF	1/ 400 SF	93.8	** 94.0
Retail/Restaurant	18,980 SF	1/ 400 SF	47.5	23.7
Dwellings, Multifamily				
Small Units (Units < 600 SF)	109 Units	1.0 Spaces/Unit	109.0	54.5
Medium Units (600 SF < Units < 800 SF	1 Units	1.5 Spaces/Unit	1.5	0.8
Large Units (Units > 800 SF)	6 Units	2.0 Spaces/Unit	12.0	6.0
Visitor	116 Units Total	0.1 Spaces/Unit	11.6	5.8
Meeting Facilities (assembly area only)	6,696 SF	1/ 75 SF	89.3	44.6
Hotel (Dwelling Units)	444 Units	1/1 Units	444.0	222.0
Total				**Required** 451.0
		***(incl. up to 34 compact)		
		Provided Standard Stalls		397
		Provided Compact Stalls		90
		Total Provided		487

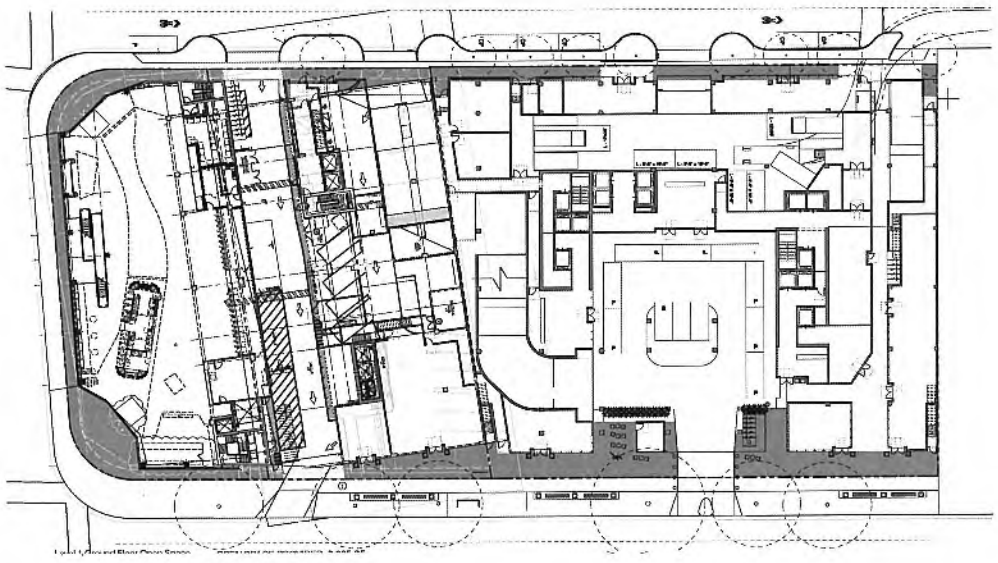
*Ala Moana TOD Plan Public Review Draft (July 2014), 5.4.2, recommends that existing parking requirements in LUO be reduced by at least 50%.

**Per Parking Agreement with Lessee

***SEC 21-6.30(d) states that 50% of Residential parking spaces may be compact (7'-6" x 16'-0")

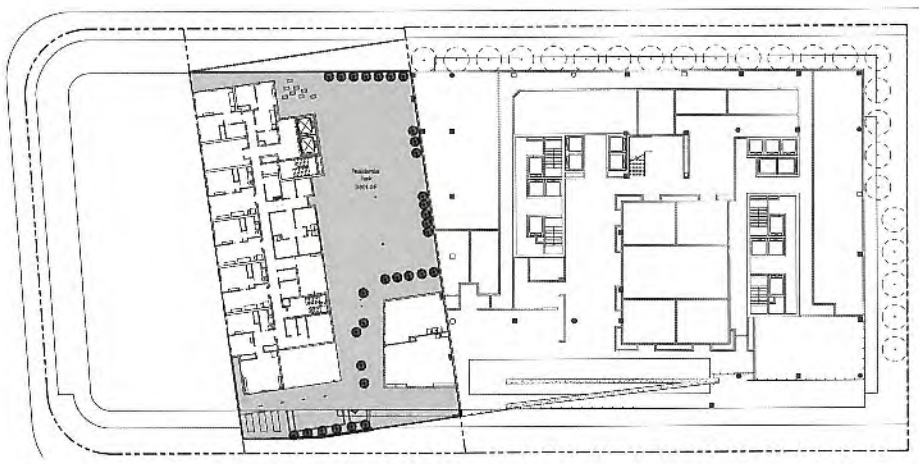
[au] workshop ahl. MANA`OLANA

PARK SPACE ANALYSIS



Level 1 Ground Floor Open Space
1" = 40'-0"

GROUND FLOOR OPEN SPACE
PROVIDED: 8,380 SF



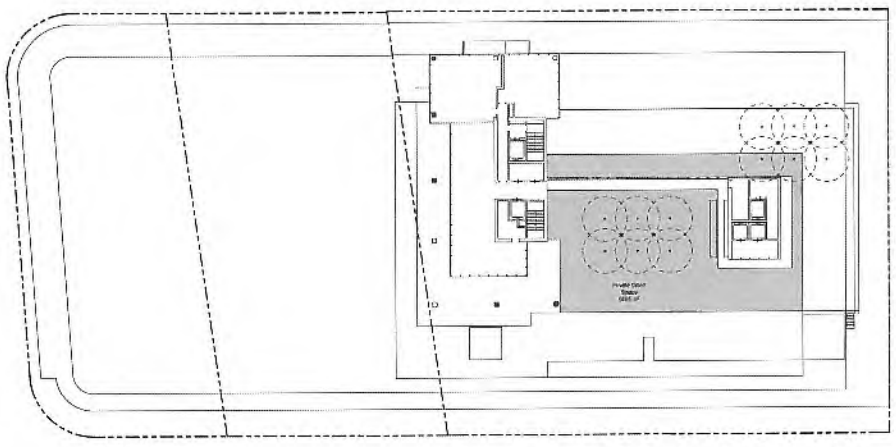
Park Space - Level 6.5
1" = 40'-0"

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(c)(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



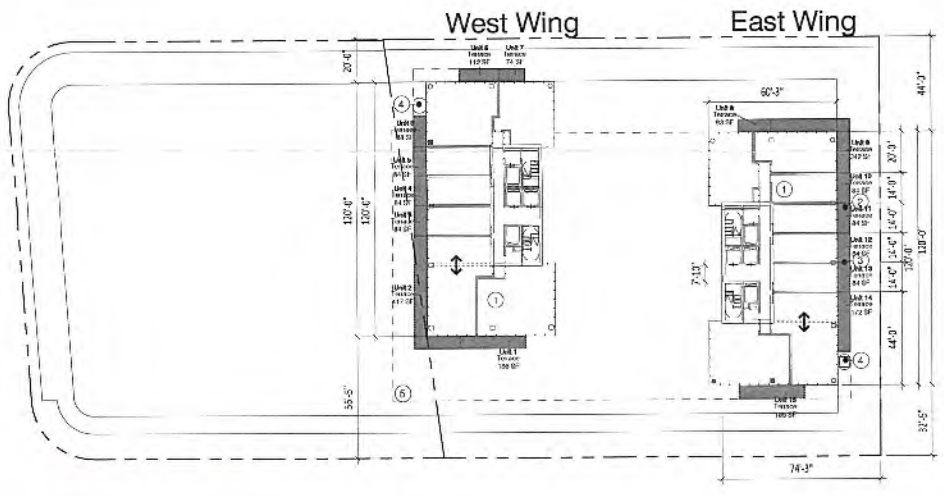
Park Space - Level 34
1" = 40'-0"

AMENITY SPACE SUMMARY

Amenity Space Required		
	Civic and Social Services	Commercial and Business Services
Civic and Social Services		
Meeting Facilities	6,696 SF	
Business		
Existing Walgreens (Retail)		37,516 SF
New Retail		9,330 SF
Eating and Drinking Establishments		9,650 SF
Amenity Space Requirement Rate*	2.5%	5.0%
Total Applicable SF	6,696 SF	56,496 SF
Total SF Required	167.4 SF	2,824.8 SF
Total Amenity Space Req'd		2,992 SF

*Per Ala Moana Neighborhood TOD Draft Final Plan, March 2016, Table 5-3

Amenity Space Provided	
Classification	Area
Balconies (2 Typical Levels)	4,510 SF
Total Provided	4,510 SF



Amenity Space Plan - Typcial Tower Level
1" = 40'-0"

[au] workshop

ahl.

MANA OLANA

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

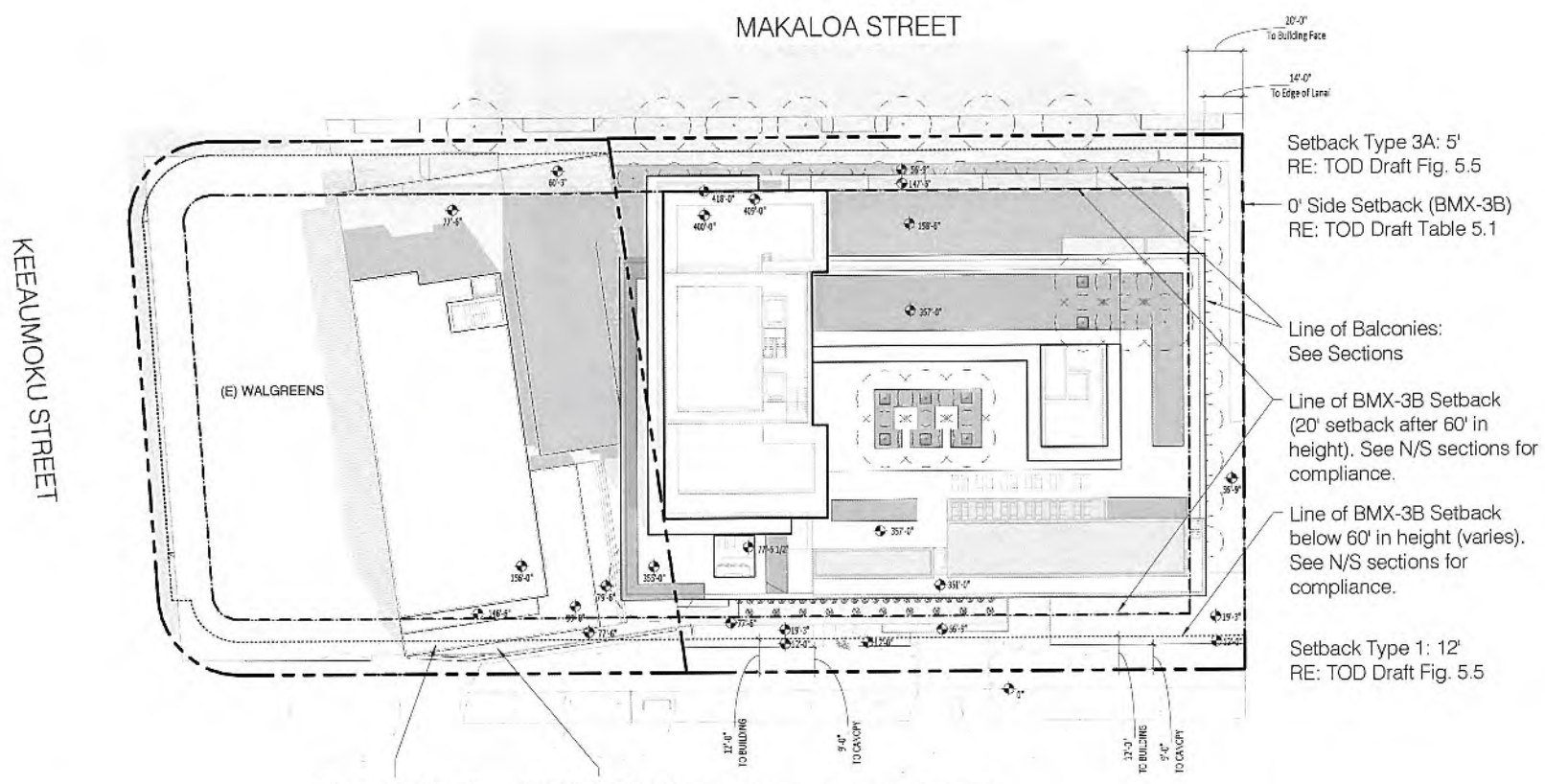
0 20' 40' 80'
SCALE: 1" = 40'-0"

FIFTEEN HUNDRED KAPIOLANI

DEMOLITION PLAN & SETBACK ANALYSIS



Demo Plan



Site Setback Analysis

[au] workshop

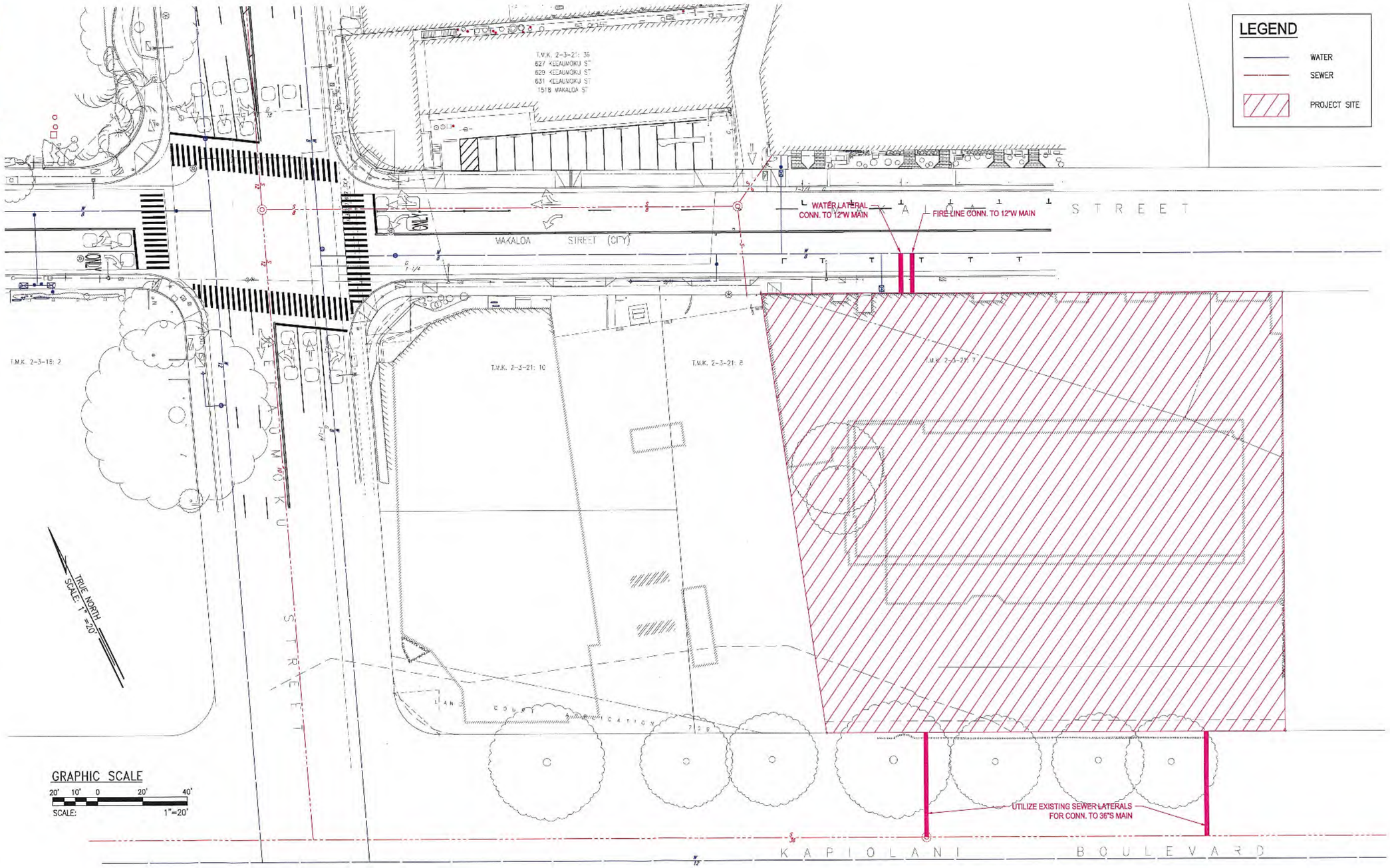
ahl.

MANA`OLANA

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

0' 15' 30' 60'
SCALE: 1" = 30'-0"

FIFTEEN HUNDRED KAPIOLANI

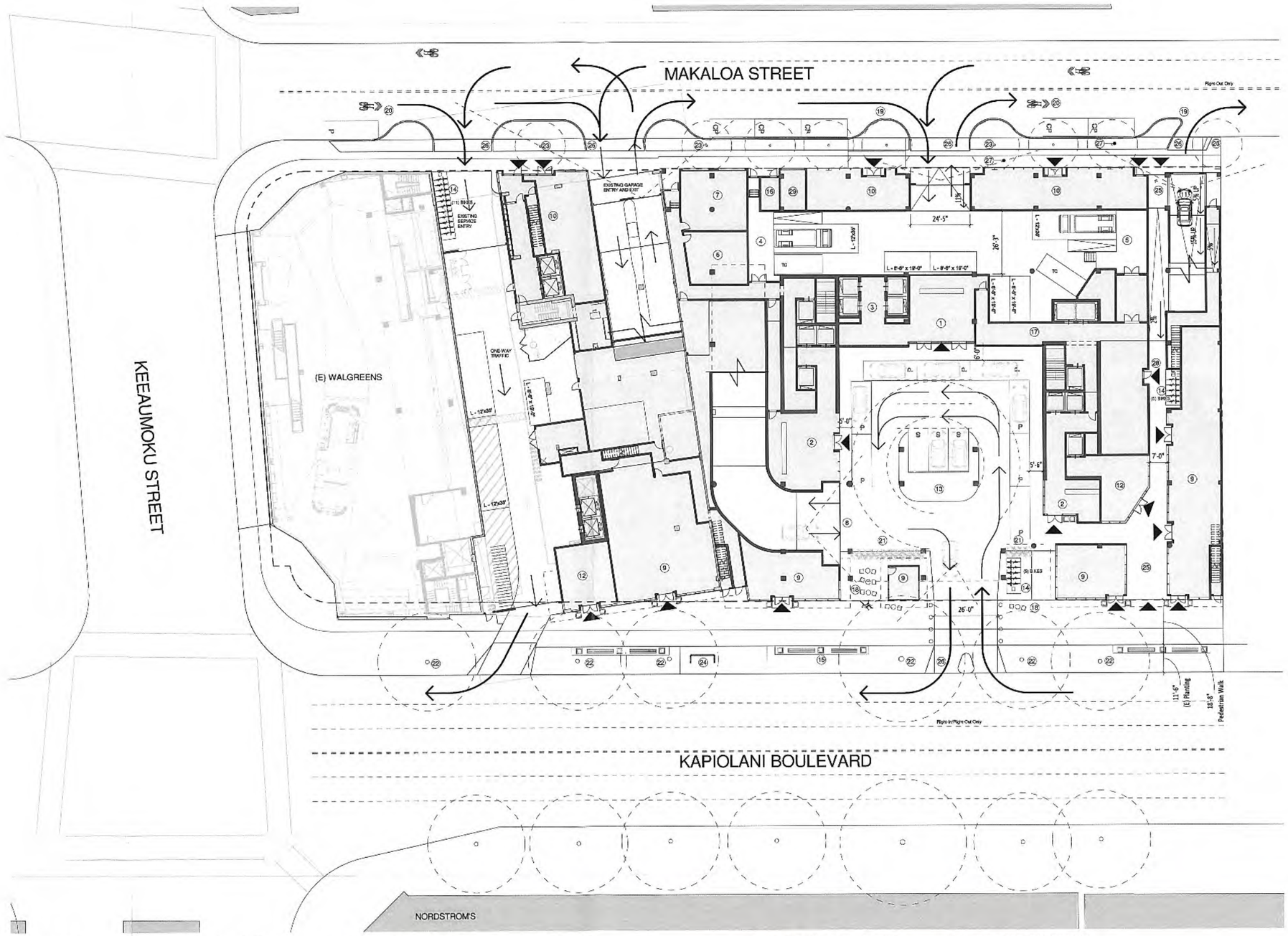


MANA'OLANA

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

FIFTEEN HUNDRED KAPIOLANI

UTILITY PLAN



Site Plan
1" = 20'-0"

FIFTEEN HUNDRED KAPIOLANI

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

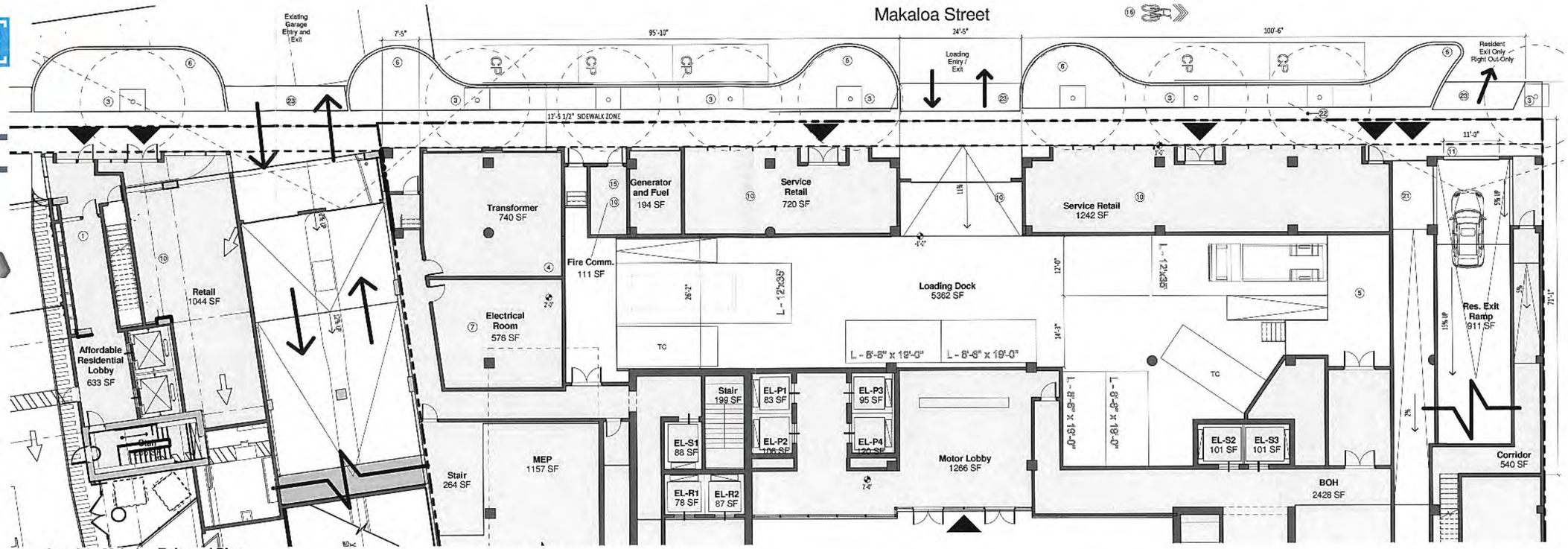
1. HOTEL ENTRY
2. RESIDENTIAL LOBBY
3. ELEVATORS TO LOBBY LEVEL
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. ELECTRICAL ROOM
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. ELECTRONICALLY CONTROLLED GATE: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BICYCLE PARKING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

SITE PLAN

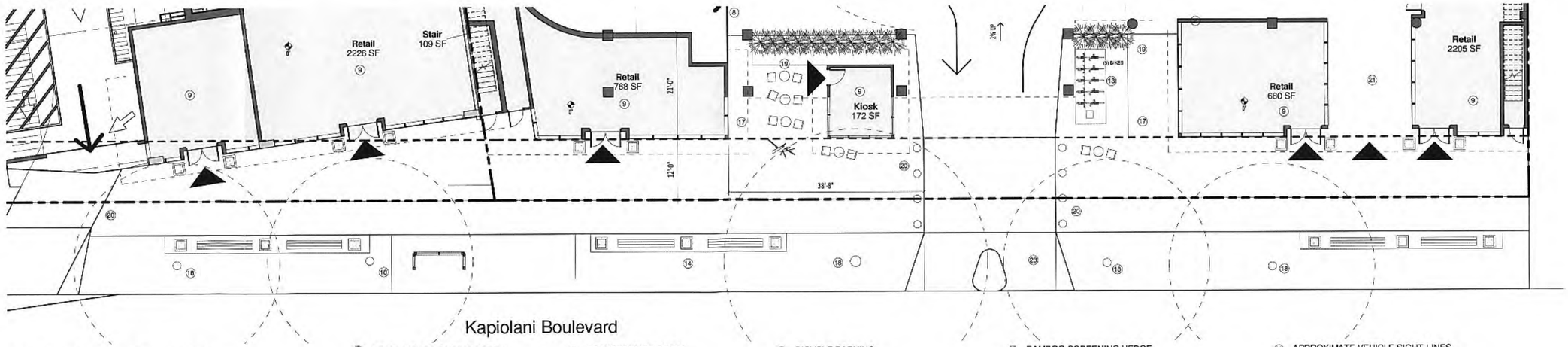
ahl
[au] workshop
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021



Level 1 - Makaloa Enlarged Plan
1" = 10'-0"



Level 1 - Kapiolani Enlarged Plan
1" = 10'-0"

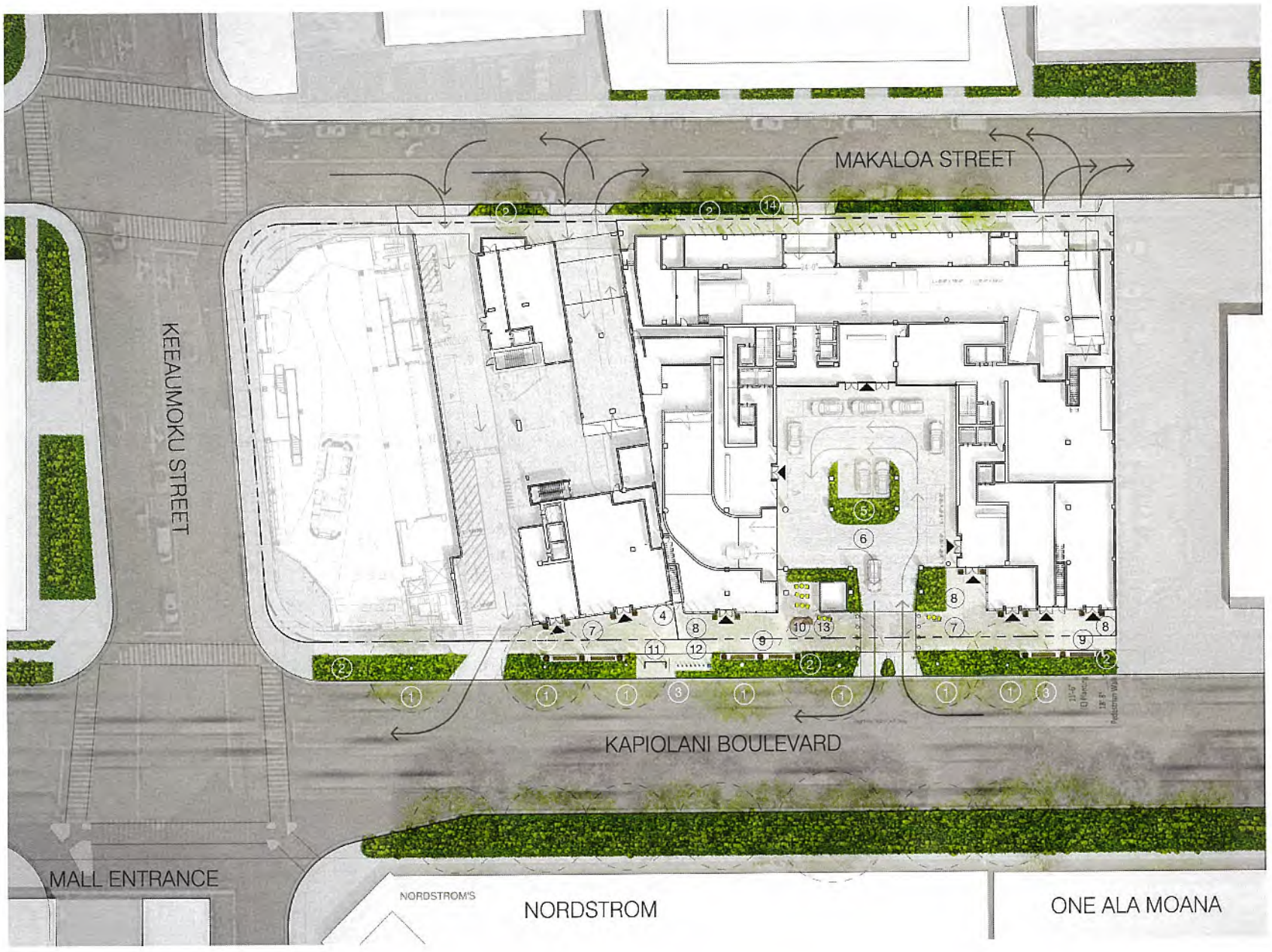
1. AFFORDABLE HOUSING LOBBY
2. RESIDENTIAL LOBBY
3. NEW STREET TREES PER STANDARD
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. BULB-OUTS AROUND EXISTING STREET PARKING
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. RESIDENT EXIT ONLY: SEE SITE PLAN
12. RESTAURANT LOBBY
13. BICYCLE PARKING
14. PEDESTRIAN BENCHES
15. FIRE CONTROL ROOM
16. NEW BIKE "SHARROWS"
17. PUBLIC PLAZA/PARKLET
18. EXISTING MONKEY POD TREES TO REMAIN
19. BAMBOO SCREENING HEDGE
20. AT-GRADE SIDEWALK EXPANSION WITH SAME MATERIALS; CONTINUES ACROSS DRIVEWAY
21. NEW, SAFE, WELL-LIT, PAVED PEDESTRIAN PATHWAY
22. APPROXIMATE VEHICLE SIGHT-LINES
23. APRON

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS

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.

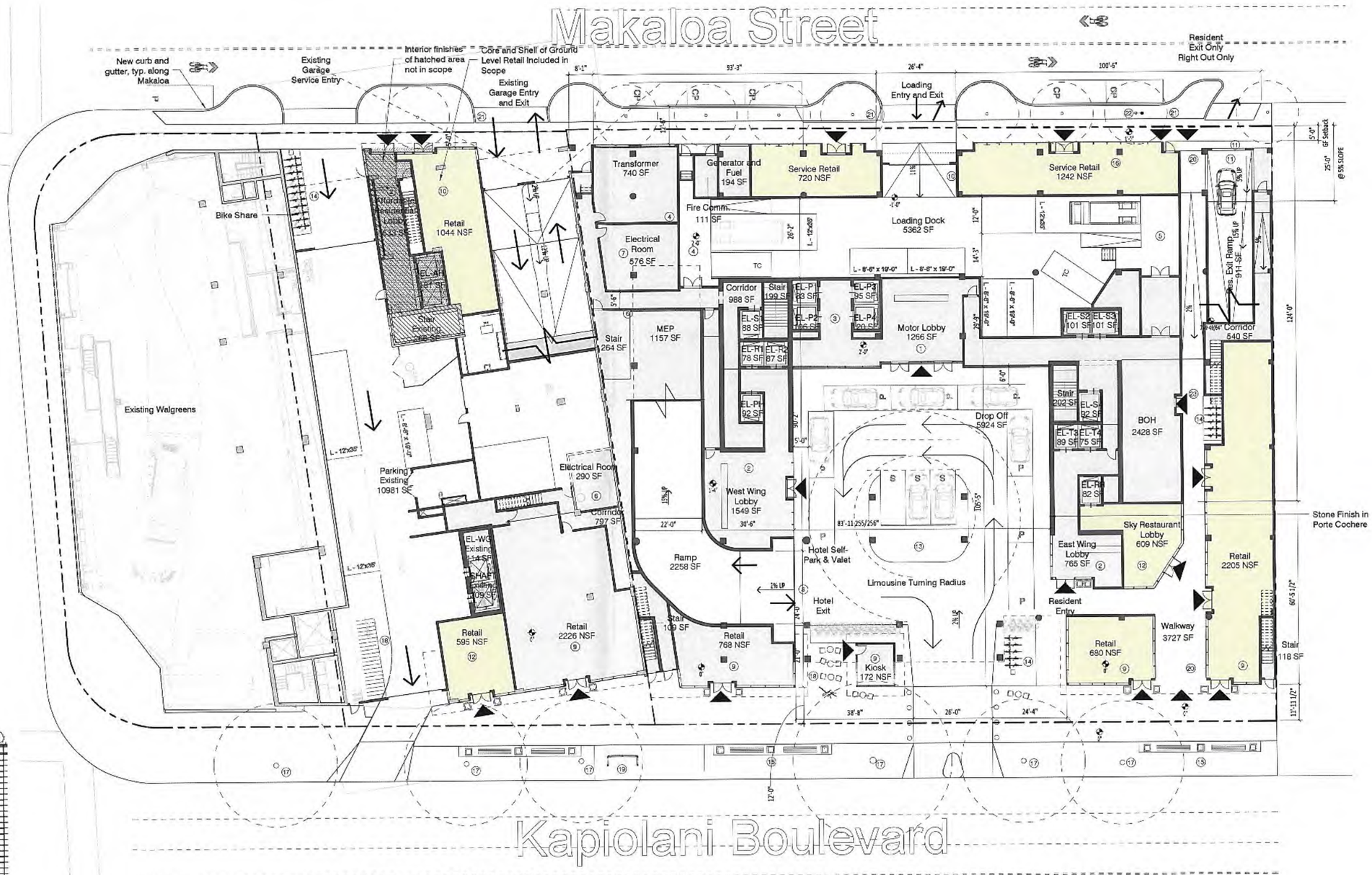
(11) IMPROVED BUS STOP SHELTER WITH RENEWABLE TROPICAL HARDWOOD.

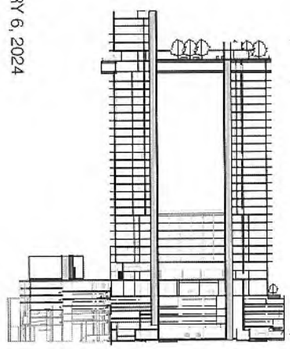
(12) POTENTIAL BIKE SHARE.

(13) MOVEABLE PARISIAN PARK CHAIR KIOSK SEATING.

(14) NEW STREET TREES PER CITY STANDARD.

GENERAL NOTE: LANDSCAPED AREAS TO BE FULLY IRRIGATED.





FIFTEEN HUNDRED KAPIOLANI

SCALE: 1/6" = 1'-0"

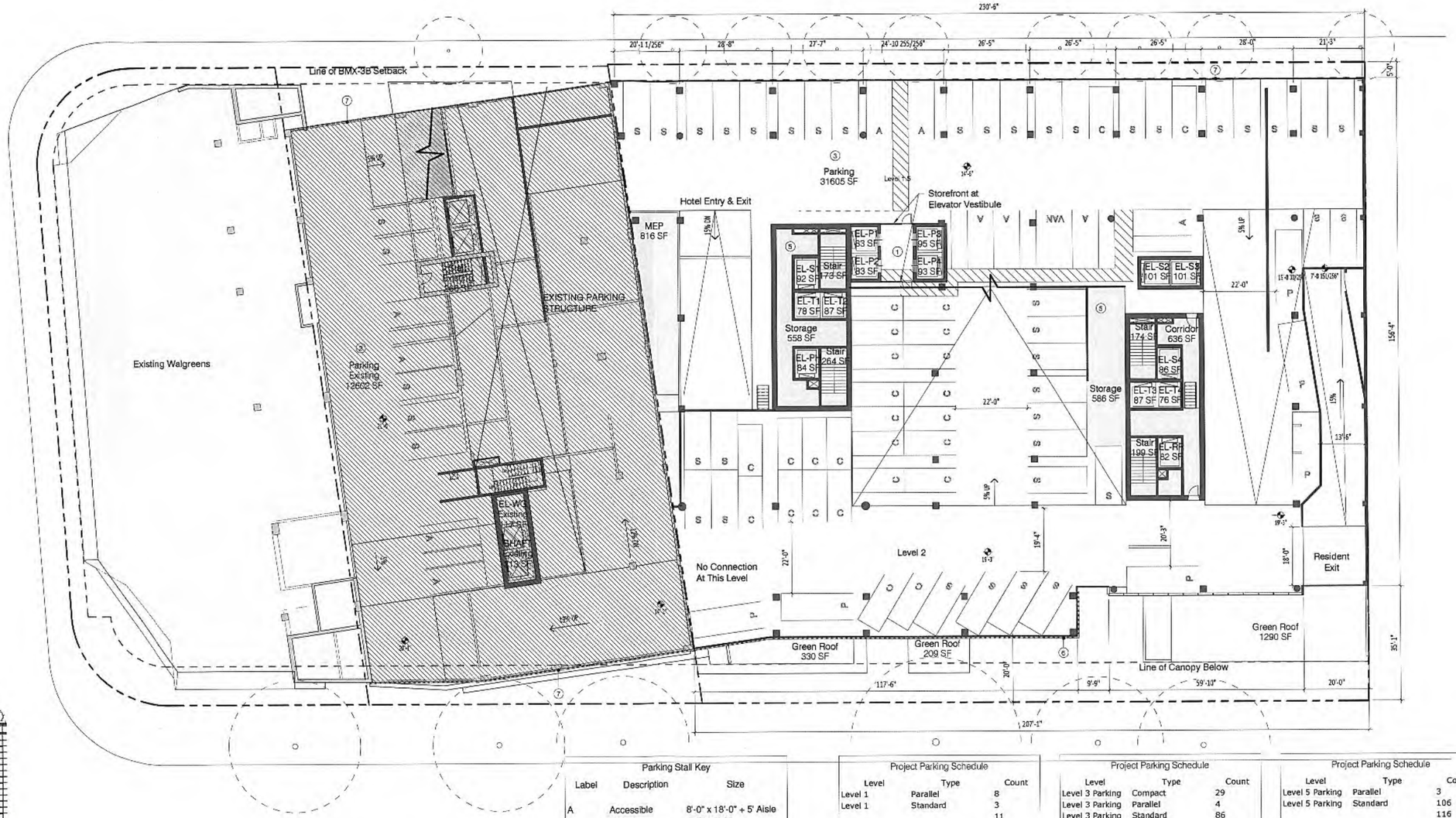
1. HOTEL ENTRY FROM DROP-OFF AREA
2. EAST AND WEST WING RESIDENTIAL LOBBY
3. HOTEL LOBBY AND BALLROOM ACCESS
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. ELECTRICAL ROOM
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. ELECTRONICALLY CONTROLLED GATE: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BICYCLE PARKING; SEE SITE PLAN FOR COUNT
15. NEW WOOD PEDESTRIAN BENCHES AND PLANTERS, TYP.
16. FIRE CONTROL ROOM
17. EXISTING MONKEY POD TREES TO REMAIN
18. BIKE PARKING (21 SPACES)
19. NEW BUS STOP SHELTER
20. PEDESTRIAN PATHWAY
21. APRON
22. APPROXIMATE VEHICLE SIGHT-LINES
23. EMPLOYEE ENTRANCE

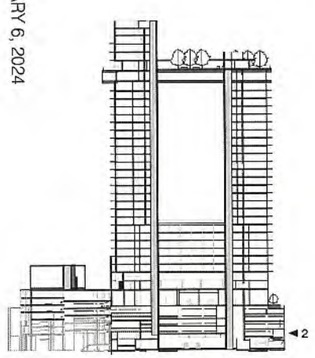
LEVEL 1 FLOOR PLAN

[au] workshop
ahl
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

MANA OLANA

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





FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/64" = 1'-0"

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 BAGUETTES

⑦ ARTICULATED PERFORATED METAL PANEL SYSTEM FOR GARAGE VENTILATION

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
		SU-30 turning
V	Van	11'-0" x 18'-0" + 5' Aisle

Project Parking Schedule

Level	Type	Count
Level 1	Parallel	8
Level 1	Standard	3
		11
Level 2 Parking	Accessible	10
Level 2 Parking	Compact	24
Level 2 Parking	Parallel	6
Level 2 Parking	Standard	43
Level 2 Parking	Van	1
		84

Project Parking Schedule

Level	Type	Count
Level 3 Parking	Compact	29
Level 3 Parking	Parallel	4
Level 3 Parking	Standard	86
Level 3 Parking	Van	2
		121
Level 4 Parking	Compact	31
Level 4 Parking	Parallel	3
Level 4 Parking	Standard	89
		123
Level 5 Parking	Compact	6
Level 5 Parking	Compact Parallel	1

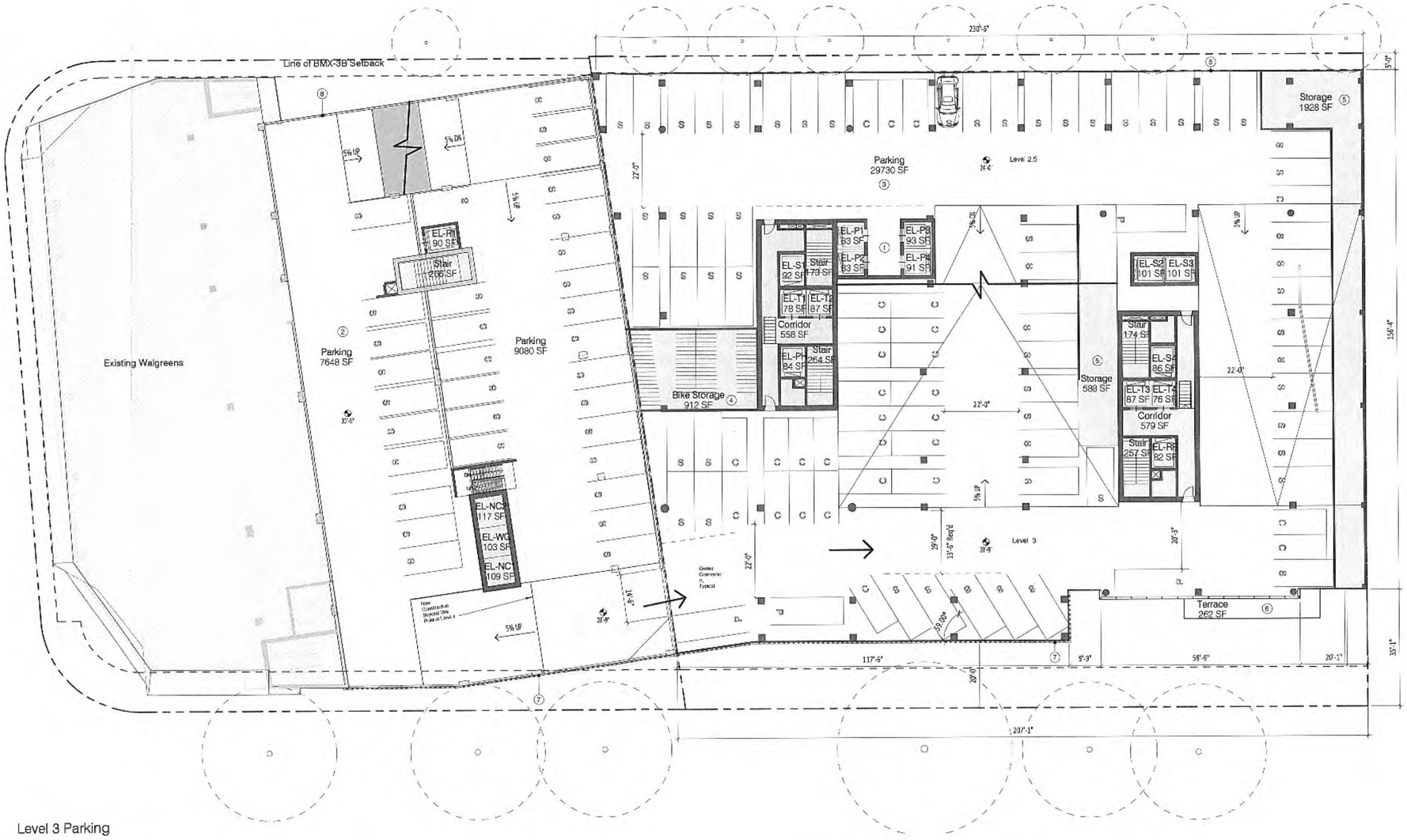
Project Parking Schedule

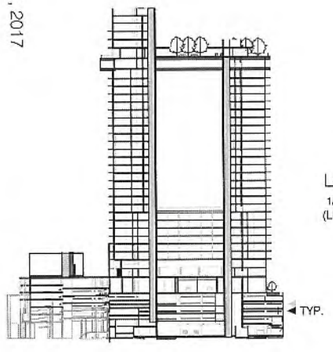
Level	Type	Count
Level 5 Parking	Parallel	3
Level 5 Parking	Standard	106
		116
Level 6 Ballroom	Standard	25
		25
Level 6.5 AH Community	Accessible	1
Level 6.5 AH Community	Standard	6
		7
Grand total: 487		487

LEVEL 2 PARKING PLAN

MANA'OLANA
ahl
[au] workshop
HONOLULU, HAWAII 96814 |

SUBMITTED 1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 31, 2017





Level 3 Parking
1/16" = 1'-0"
(LEVEL 4 SIMILAR)

FIFTEEN HUNDRED KAPIOLANI

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

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

Parking Stall Key		
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
	SU-30 turning	
V	Van	11'-0" x 18'-0" + 5' Aisle

Project Bicycle Parking Schedule	
Level	Count
Level 1	21
Level 3 Parking	63
Level 4 Parking	63
Level 5 Parking	11
Grand total: 158	158

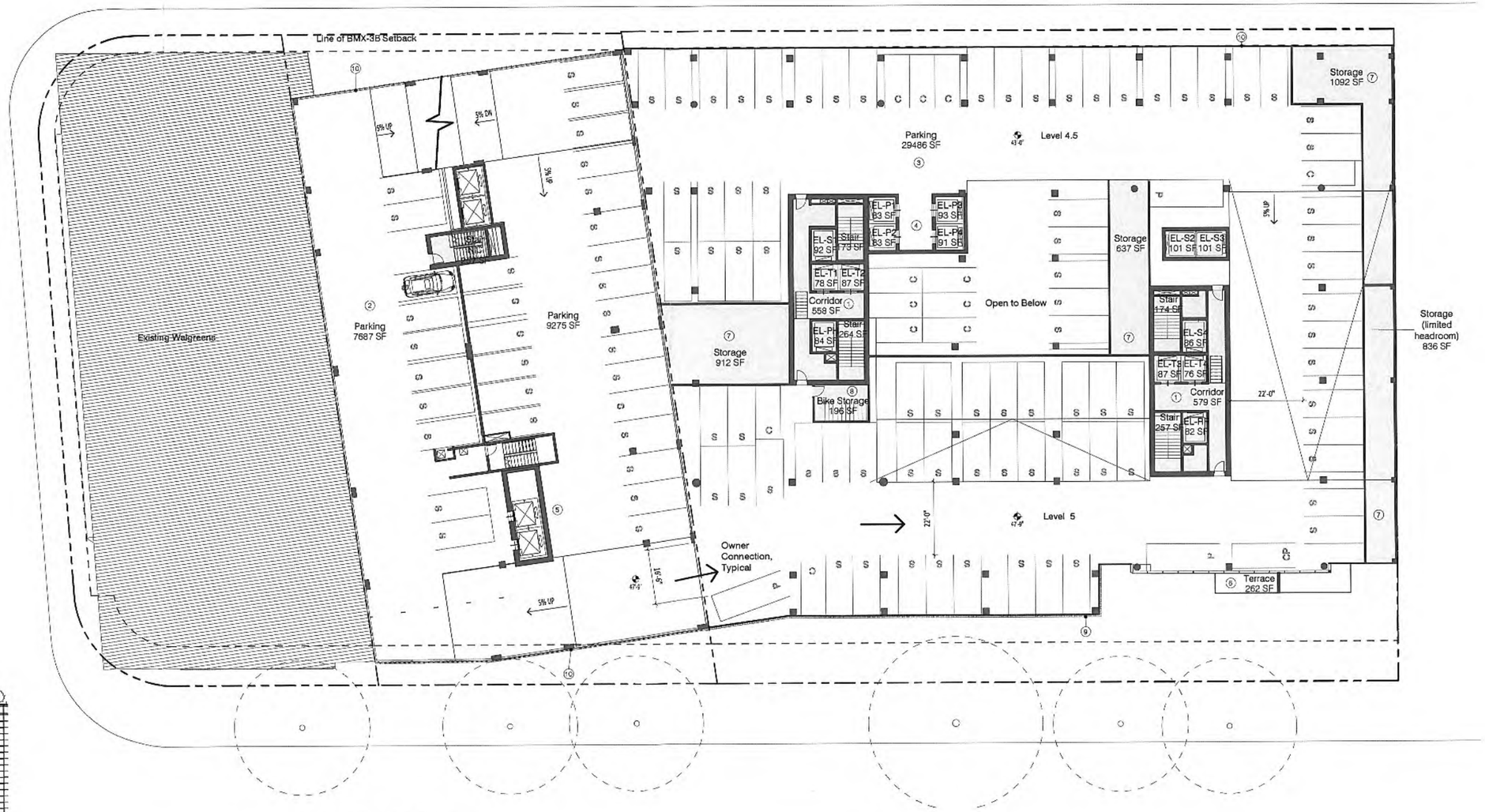
LEVEL 3 PARKING PLAN

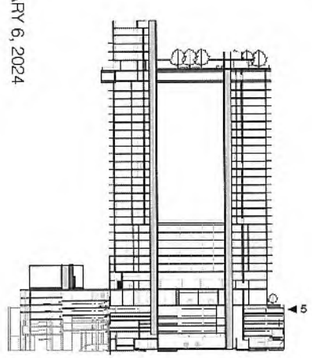
[au] workshop

ahl.

MANA OLANA

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





FIFTEEN HUNDRED KAPIOLANI

0 8' 16' 32'
SCALE: 1/6" = 1'-0"

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
7. RESIDENTIAL STORAGE
8. BIKE STORAGE ACCESSED BY FOB ENTRY
9. GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
10. ARTICULATED PERFORATED METAL PANEL SYSTEM FOR GARAGE VENTILATION

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
	SU-30 turning	
V	Van	11'-0" x 18'-0" + 5' Aisle

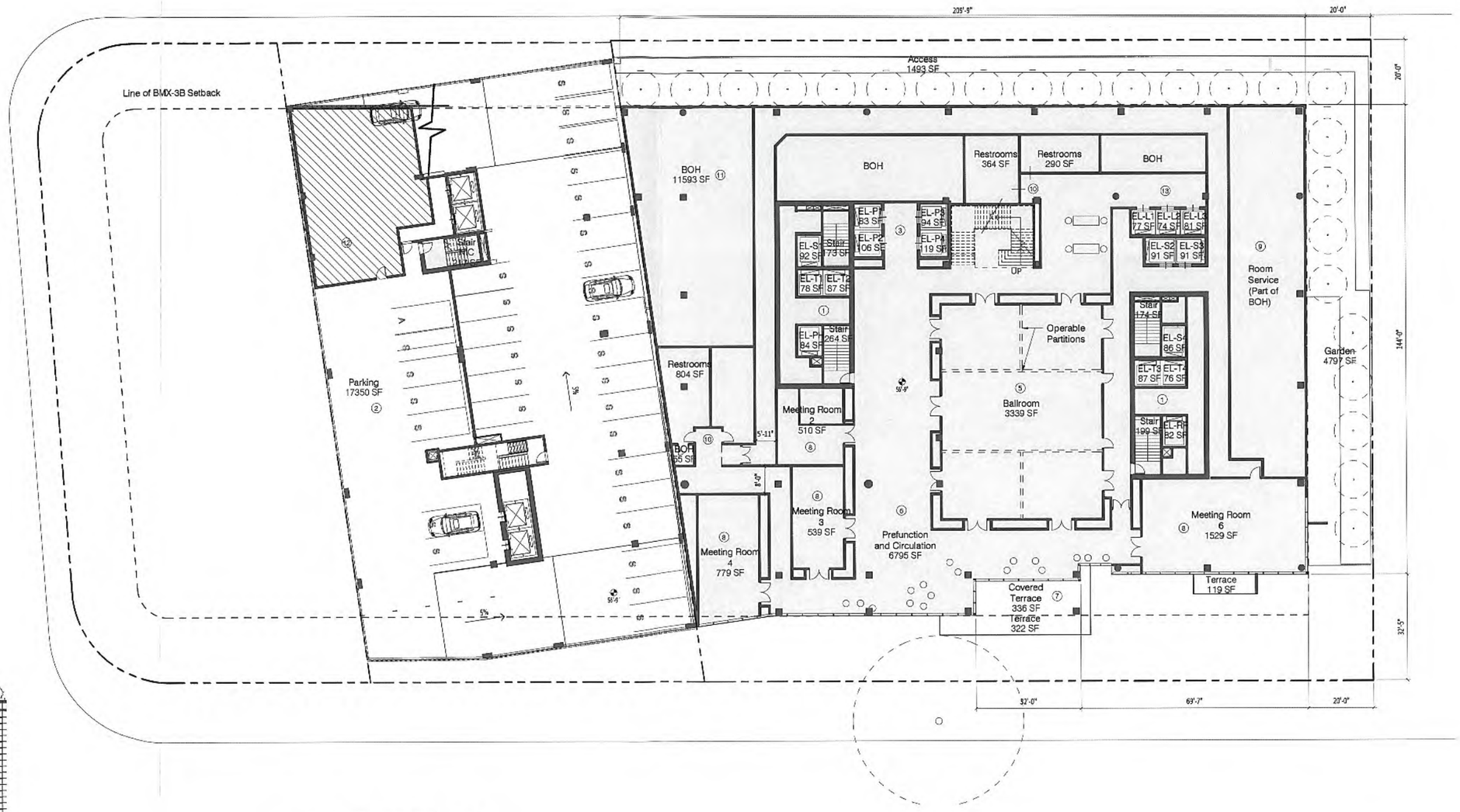
LEVEL 5 PARKING PLAN

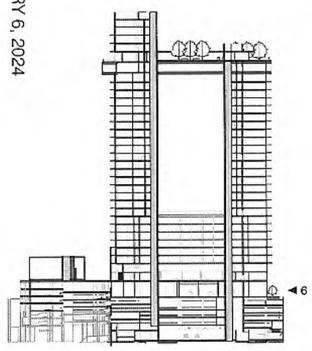
[au] workshop

ahl

MANA OLANA

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





FIFTEEN HUNDRED KAPIOLANI

0 8' 16' 32'
SCALE: 1/6" = 1'-0"

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

1. RESIDENT ACCESS
2. NEW RETAIL PARKING BUILT ABOVE EXISTING PARKING STRUCTURE
3. HOTEL LOBBY AND BALLROOM ACCESS
4. CONNECTION TO EXISTING GARAGE
5. BALLROOM
6. BALLROOM PREFUNCTION
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

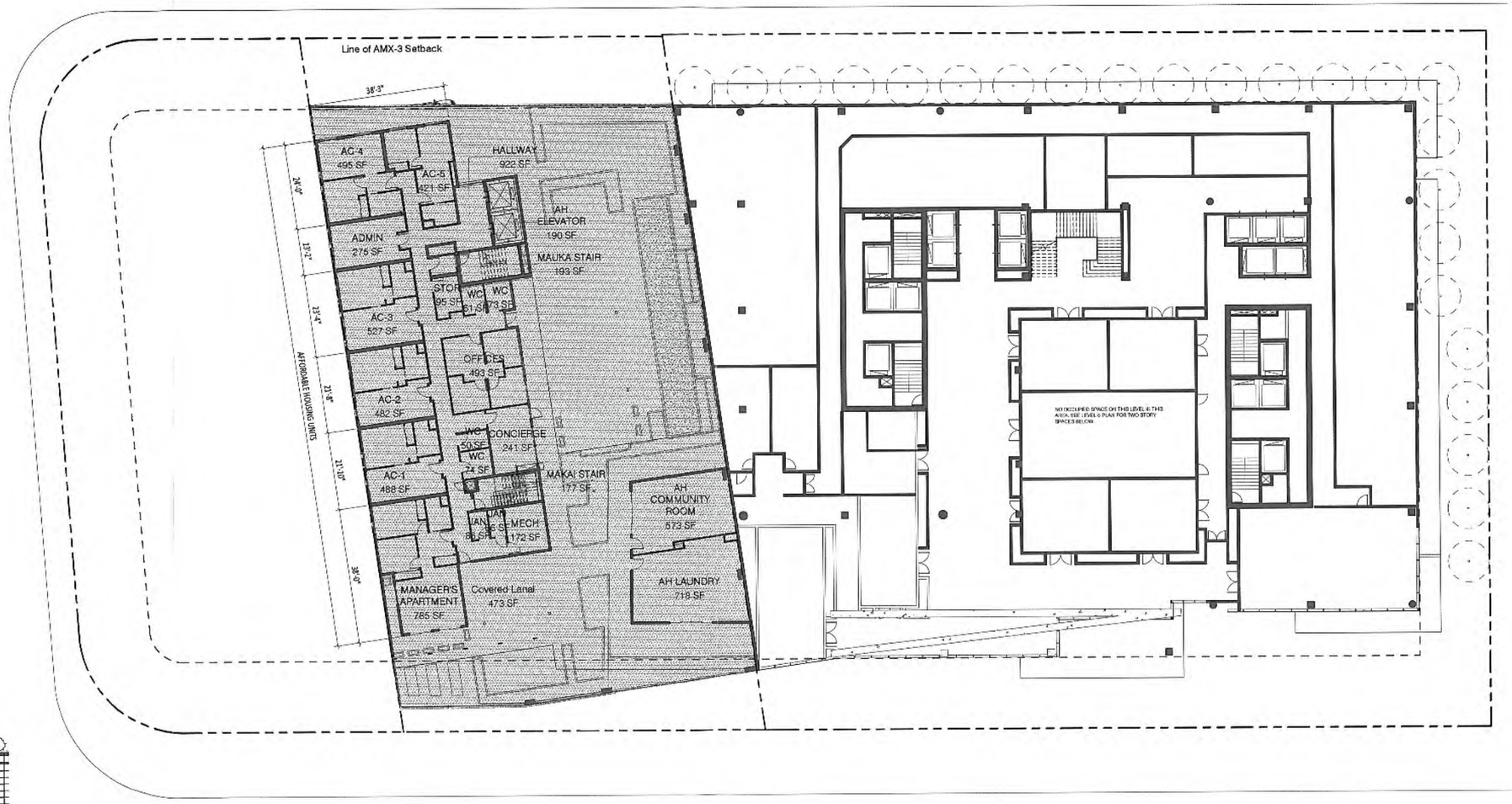
LEVEL 6 BALLROOM PLAN

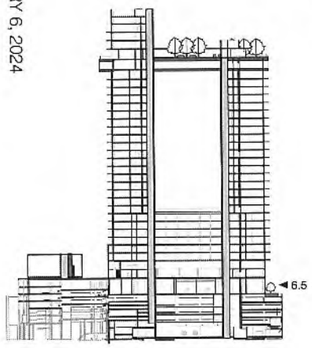
[au] workshop

ahl.

MANA'OLANA

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

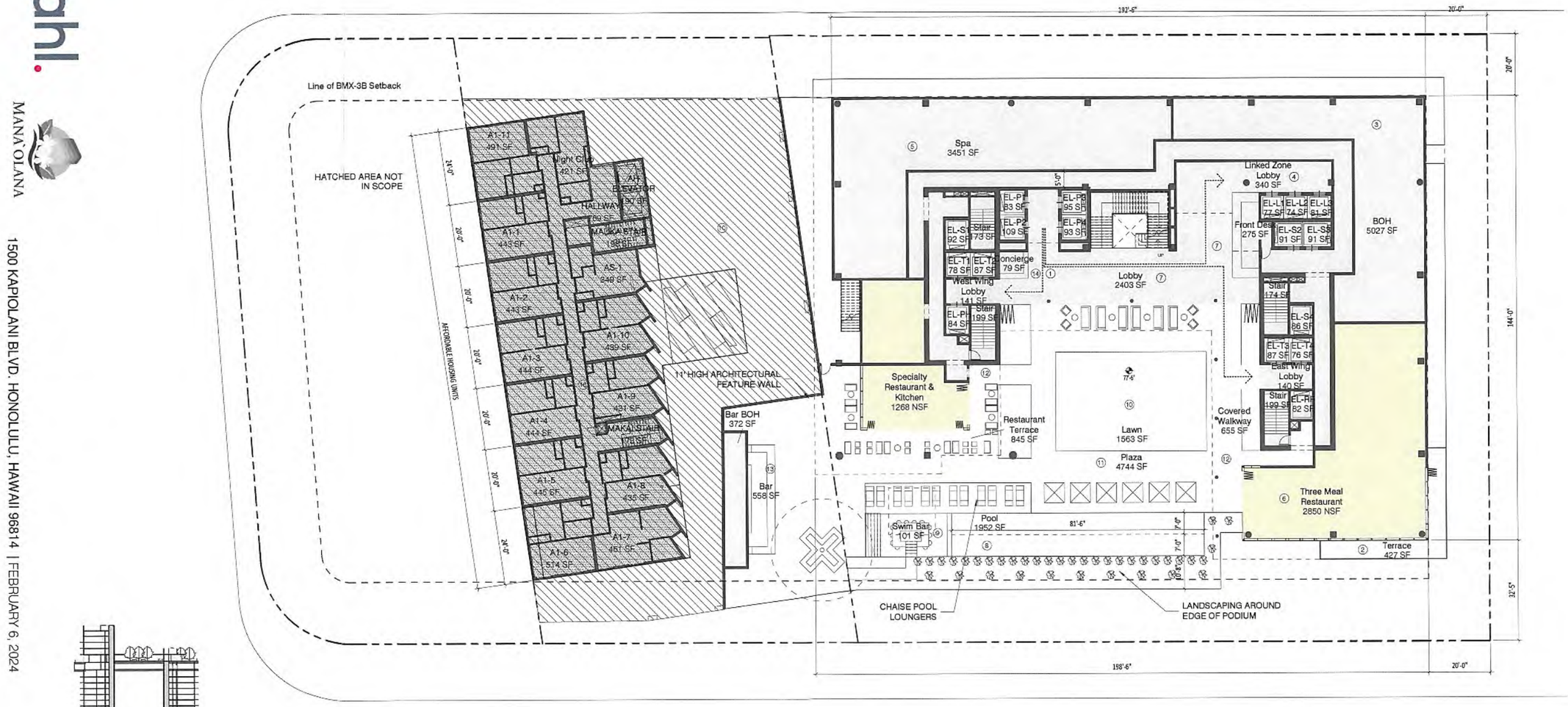


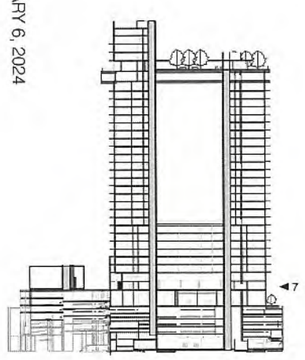


FIFTEEN HUNDRED KAPIOLANI

0 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 6.5 AFFORDABLE HOUSING





FIFTEEN HUNDRED KAPIOLANI

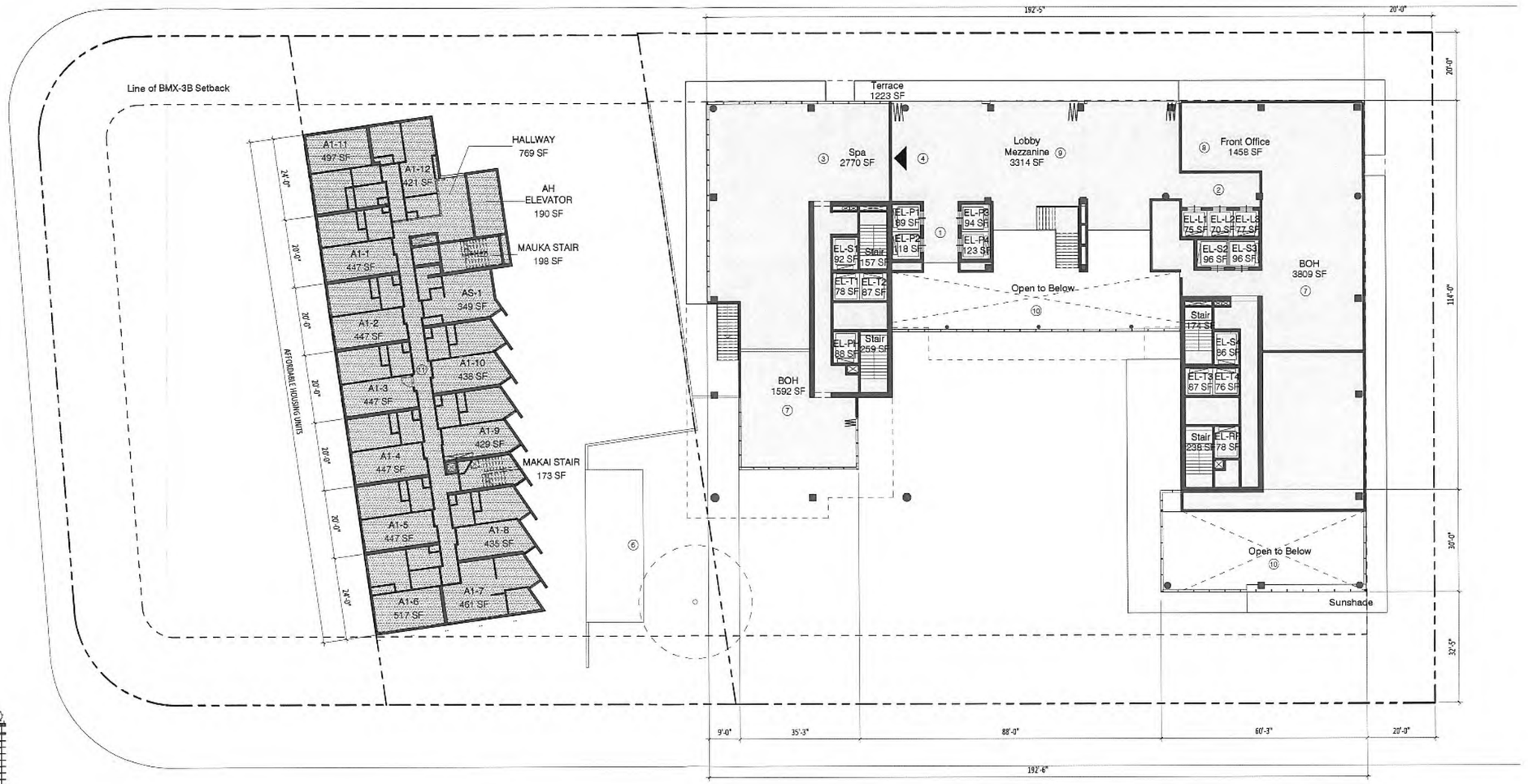
0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

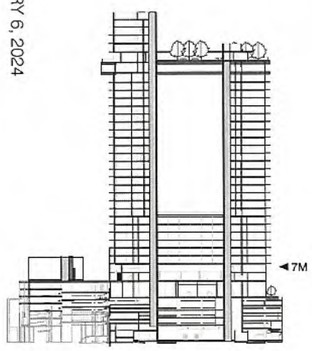
NOTE: ALL AREAS MEASURED BOMA UNIT
GROSS UNLESS NOTED OTHERWISE.

1. HOTEL LOBBY OPENS UP TO LAWN AND POOL DECK WITH BIFOLD DOOR SYSTEM. BALLROOM ACCESS THROUGH LIFTS
2. TERRACE WITH STONE FINISH SLOPED TO SHEET DRAIN
3. BACK OF HOUSE
4. GUEST LIFTS
5. SPA
6. DOUBLE HEIGHT SPACE THREE MEAL RESTAURANT
7. HOTEL RECEPTION AND FRONT DESK.
8. 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 BOH STORAGE
14. CONCIERGE
15. SPECIALTY RESTAURANT WITH BIFOLD DOOR SYSTEM OPENING UP TO TERRACE
16. PROPOSED AFFORDABLE HOUSING- NOT IN SCOPE

LEVEL 7 POOL DECK PLAN

workshop [au]
ahl.
MANA'OLANA
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

FIFTEEN HUNDRED KAPIOLANI

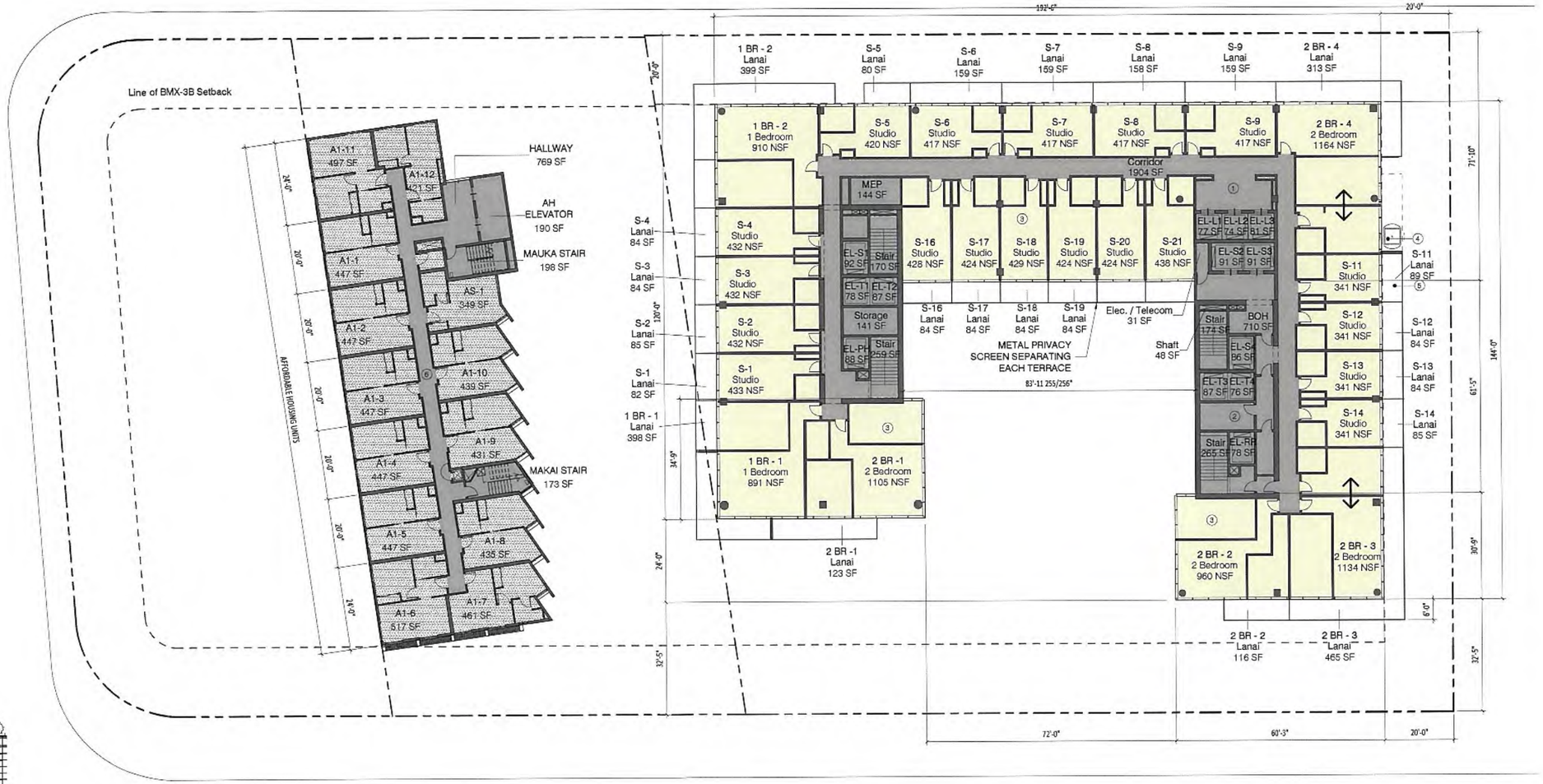
0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

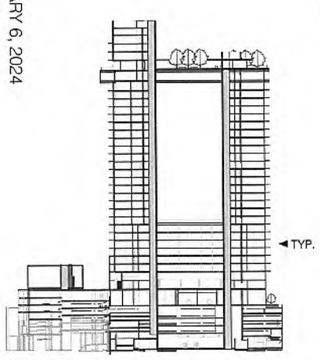
LEVEL 7.5 MEZZANINE PLAN

workshop [au]
ahl.
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

MANA'OLANA

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





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

① GUEST LIFTS

② BACK OF HOUSE

③ GUEST ROOMS

④ 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX

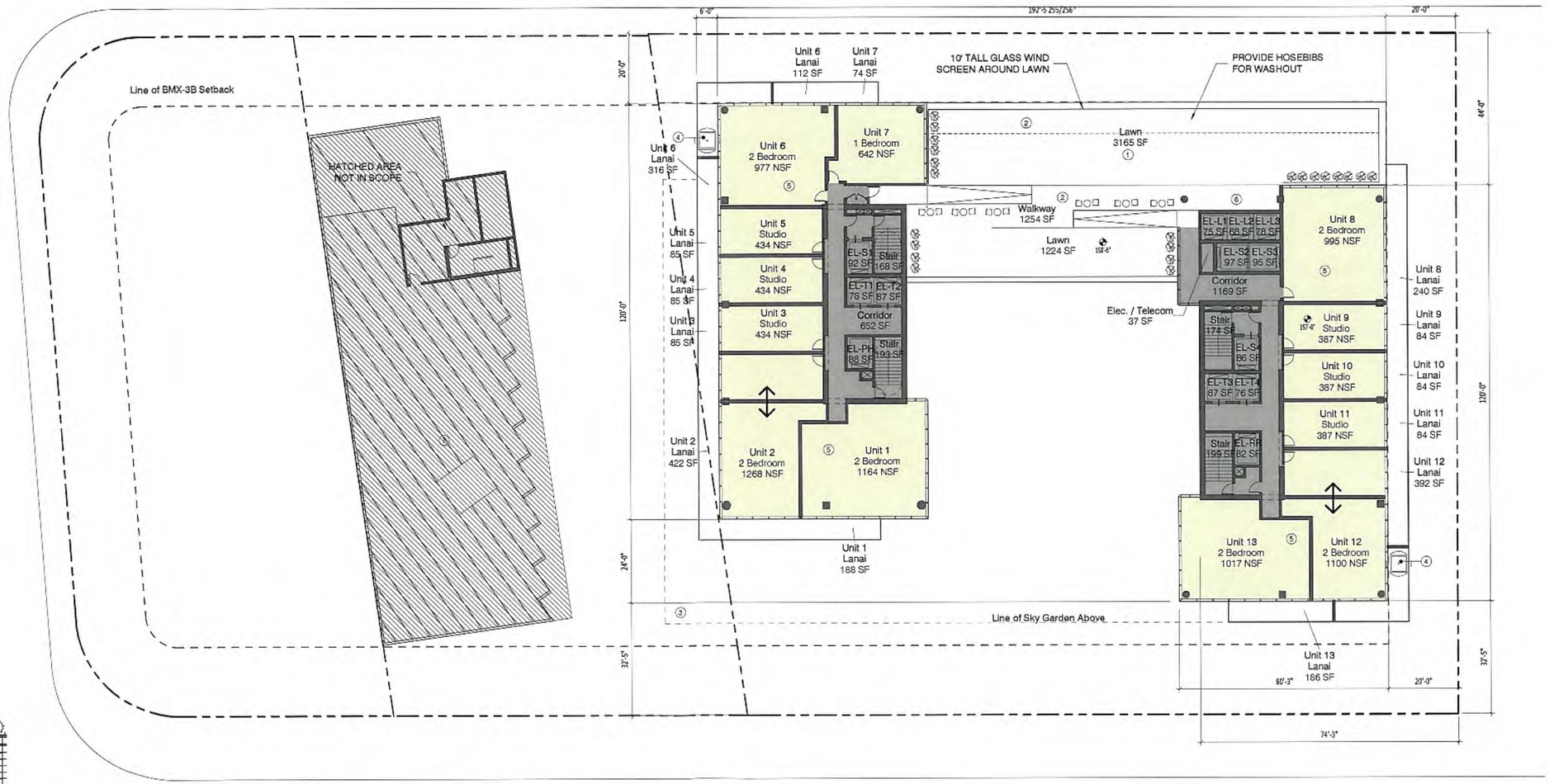
⑤ BALCONY WITH FLUSH SILL INDOOR/OUTDOOR TRANSITION

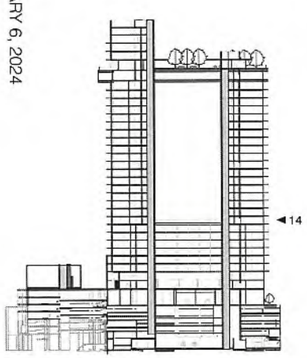
⑥ PROPOSED AFFORDABLE HOUSING- NOT IN SCOPE

FIFTEEN HUNDRED KAPIOLANI

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

LEVEL 11 TYP. LINKED FLOOR PLAN





NOTE: ALL AREAS MEASURED BOMA 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. 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
5. RESIDENCIES
6. GUEST ELEVATOR OVERRIDES
7. PROPOSED AFFORDABLE HOUSING ROOF BELOW- NOT IN SCOPE

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 14 DOG WALK PLAN

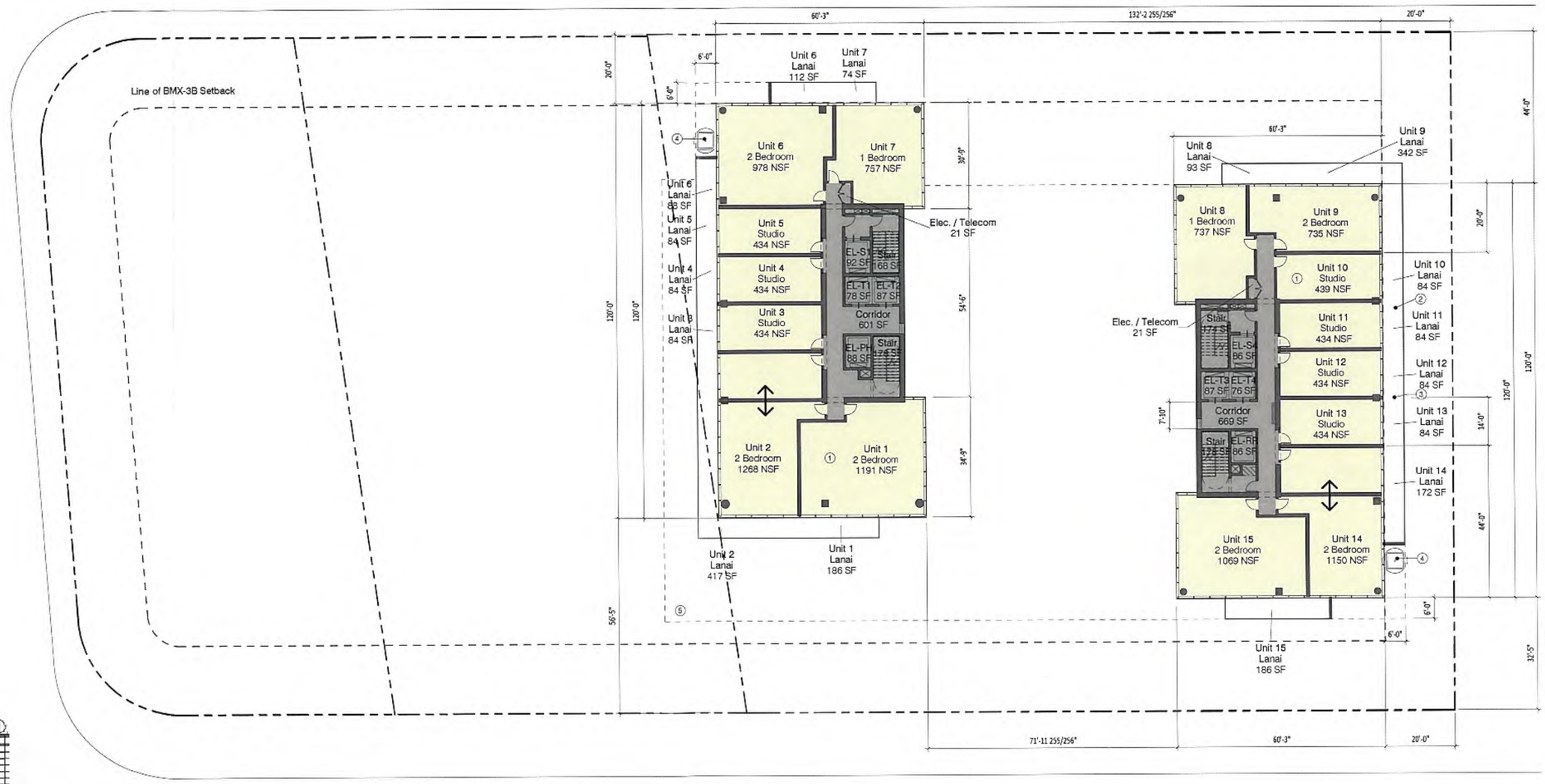
MANA'OLANA

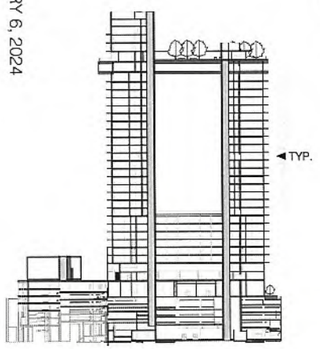
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

ahl.
design workshop [au]

MANA'OLANA

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





FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

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

① RESIDENCES

② BALCONY WITH FLUSH SILL INDOOR/OUTDOOR TRANSITION

③ DOUBLE SKIN METAL PRIVACY SCREEN SEPARATING ALL UNITS

④ 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX

⑤ LINE OF SKY GARDEN ABOVE

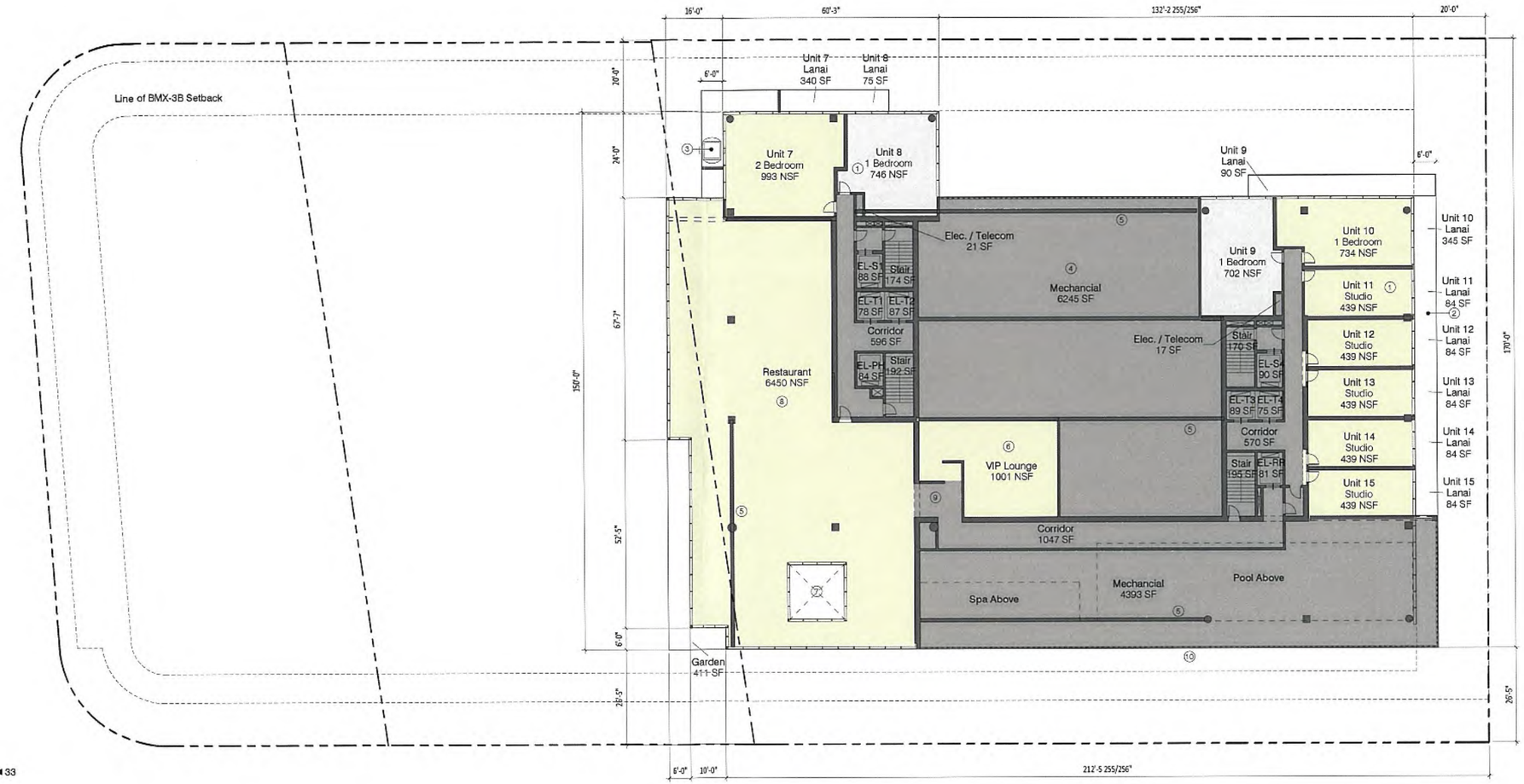
LEVEL 21 TYP. TOWER FLOOR PLAN

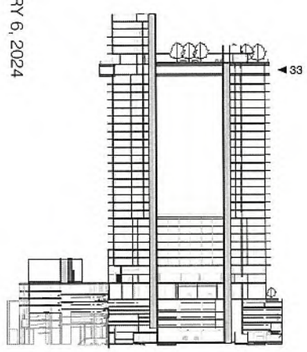
ahl

[au] workshop architecture

MANA'OLANA

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





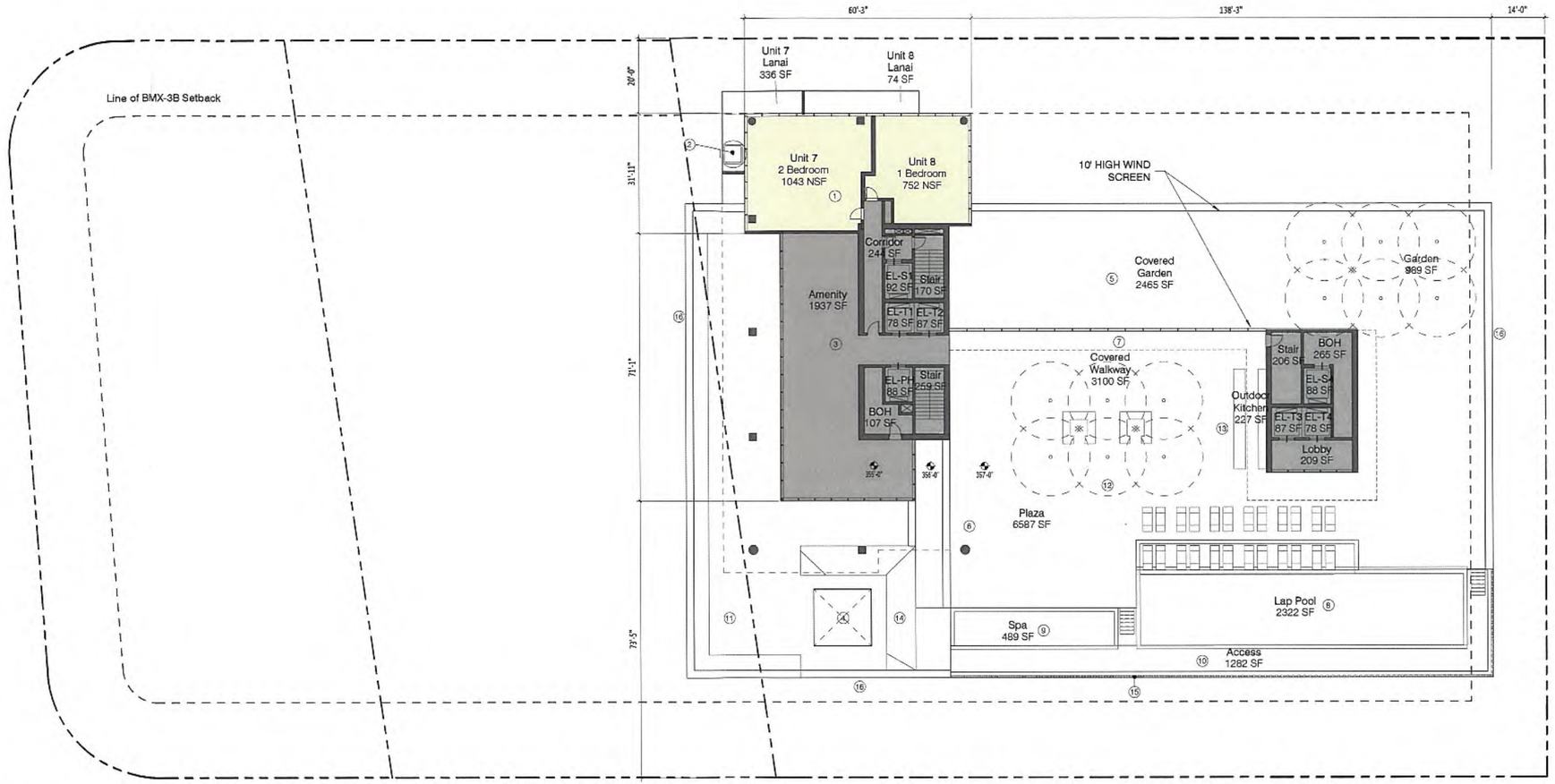
NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

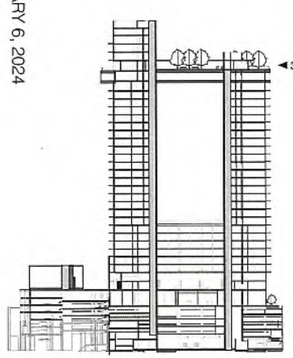
1. RESIDENCES
2. BALCONY WITH FLUSH SILL INDOOR/OUTDOOR TRANSITION
3. 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
4. MECHANICAL AREA
5. STRUCTURAL TRUSSES.
6. VIP LOUNGE
7. LAHINA NOON OCULUS
8. RESTAURANT
9. RESTAURANT ENTRY AND CORRIDOR
10. GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGUETTES

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 33 MECHANICAL/AMENITY PLAN





FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

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

1. RESIDENCES
2. 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
3. RESIDENTIAL AMENITY AREA WITH THEATER AND ENTERTAINMENT KITCHEN
4. LAHINA NOON OCULUS. GLASS GUARDRAIL AT ENTIRE PERIMETER
5. COVERED CHILDREN'S PLAY LAWN
6. SKY GARDEN
7. GLASS WIND BREAK & CANOPY
8. 48' DEEP STAINLESS STEEL INFINITY - EDGE LAP POOL
9. 36" DEEP STAINLESS STEEL INFINITY - EDGE JACUZZI
10. POOL MAINTENANCE ACCESS
11. SEATING AREA WITH PAVERS AND PLANTINGS
12. COVERED SEATING GROVE WITH BENCH UNDER TREES
13. OUTDOOR KITCHEN WITH GAS BBQ GRILLS. ASSUME 8 TOTAL ON AMENITY DECK
14. BUILT UP HILL GARDEN WITH PLANTINGS AND GROUND COVER
15. GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGUETTES
16. GLASS RAILING ALONG ENTIRE PERIMETER OF AMENITY DECK

LEVEL 34 AMENITY POOL DECK PLAN

MANA'OLANA

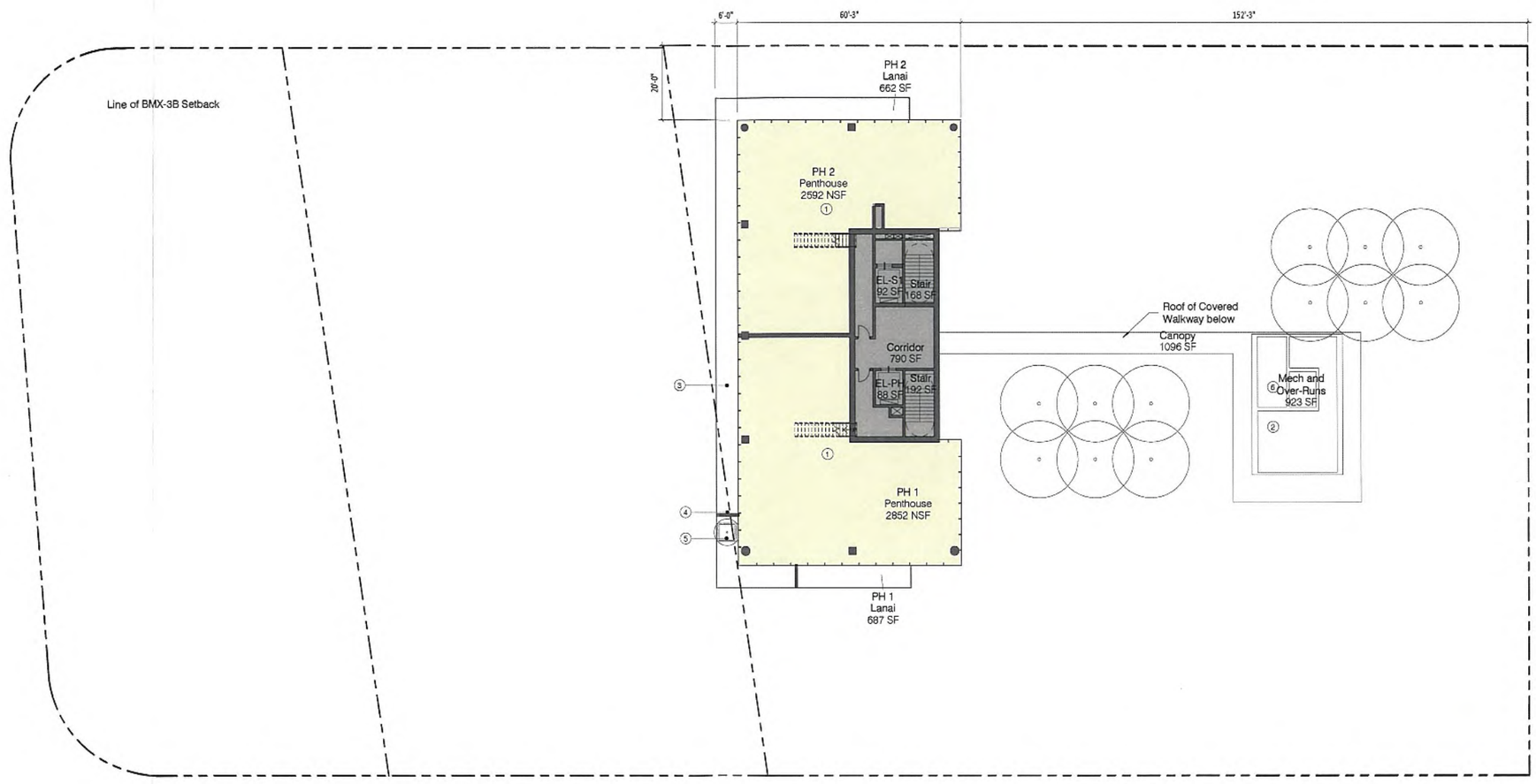
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

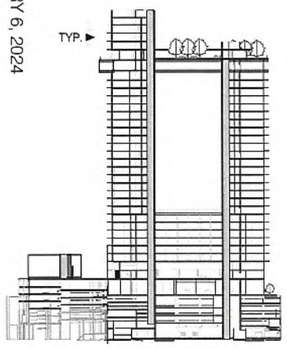
[au] workshop

ahl.

MANA'OLANA

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





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 SKIN METAL PRIVACY SCREEN SEPARATING ALL UNITS
5. 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
6. ELEVATOR OVERRIDES

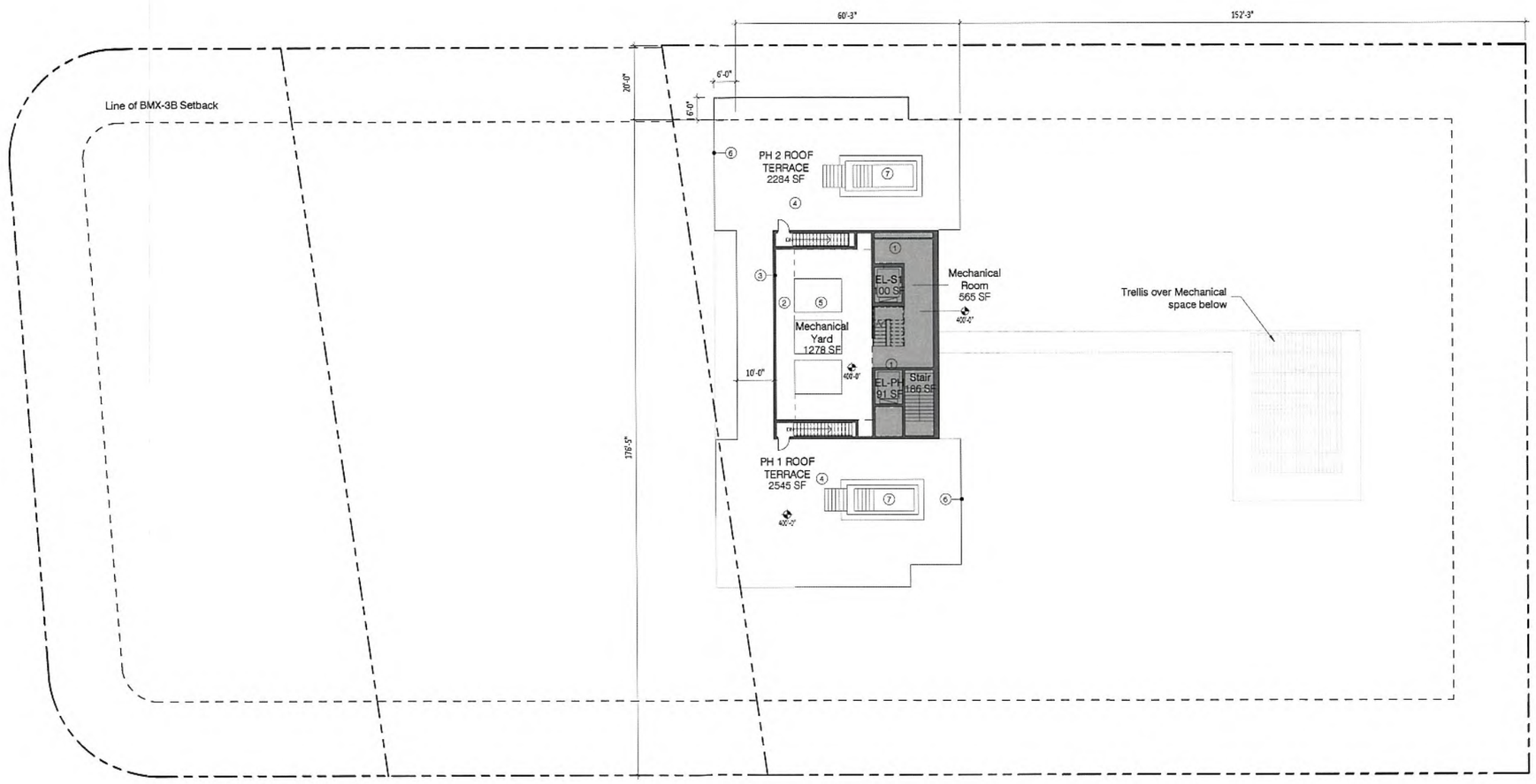
FIFTEEN HUNDRED KAPIOLANI

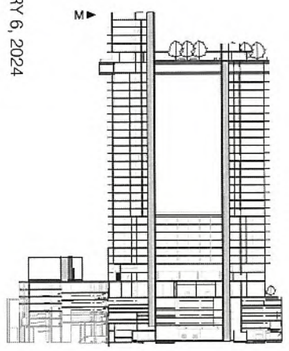
0 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 35 PENTHOUSES PLAN

ahl.
workshop [au]
MANA'OLANA

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





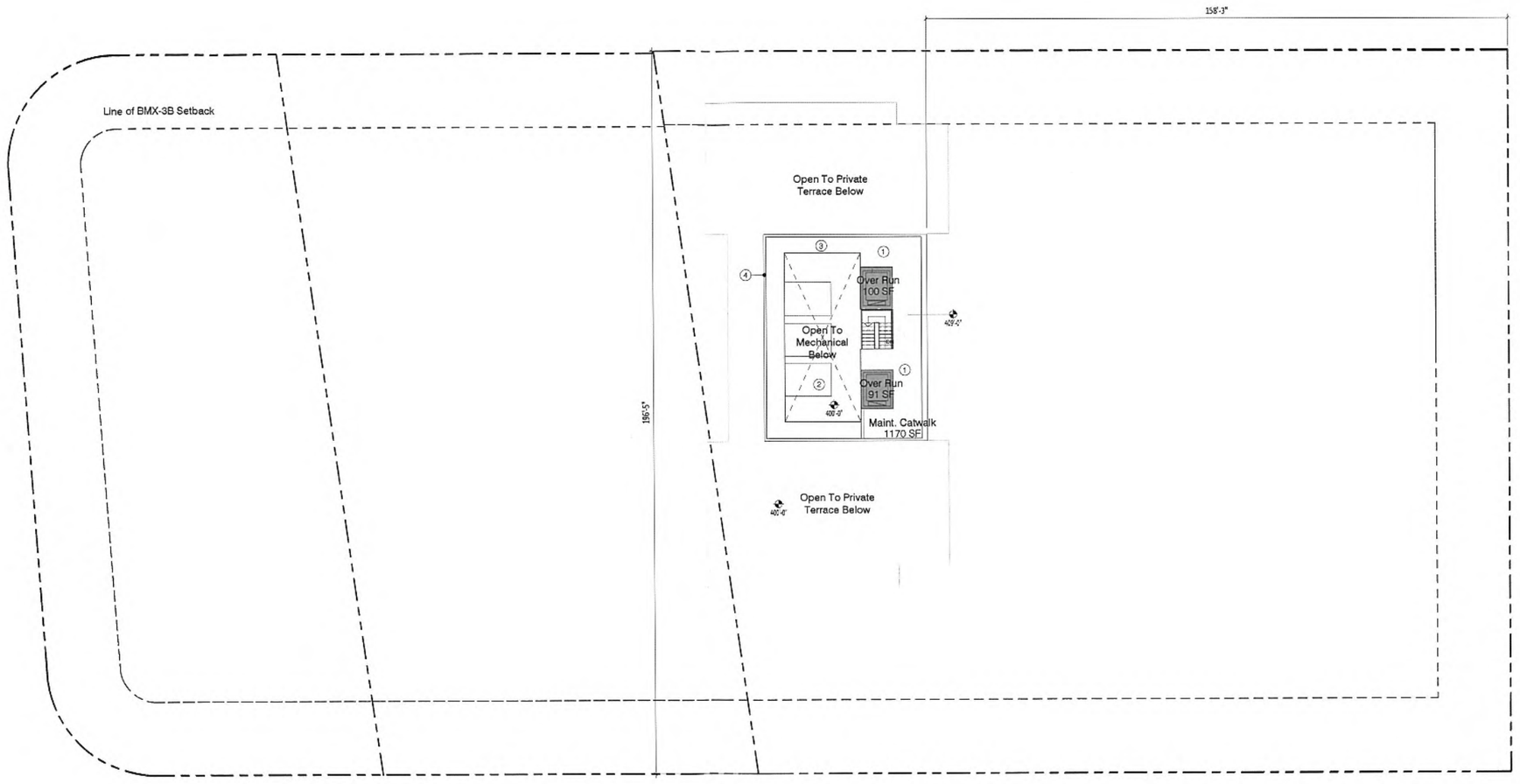
NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

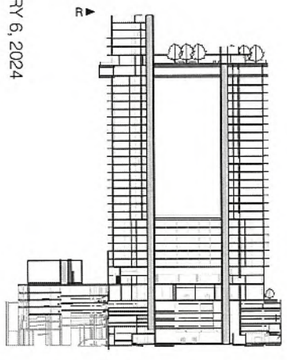
① ELEVATOR OVERRIDES
② SERVICE CATWALK ABOVE
③ MECHANICAL SCREEN
④ PRIVATE PENTHOUSE TERRACE
⑤ MECHANICAL YARD
⑥ 42" HIGH GLASS RAILING
⑦ PRIVATE 36' HIGH STAINLESS STEEL PLUNGE POOL

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 38 MECHANICAL PLAN





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

① ELEVATOR OVERRIDES

② OPEN TO BELOW

③ SERVICE CATWALK

④ MECHANICAL SCREEN

FIFTEEN HUNDRED KAPIOLANI

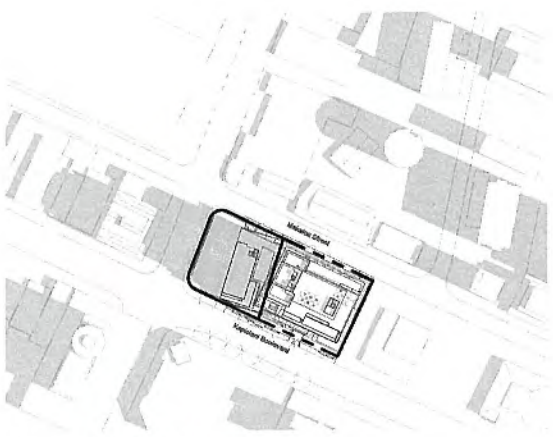
0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

ROOF PLAN

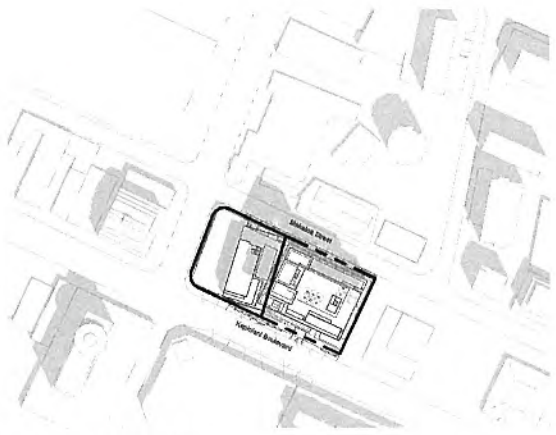
MANA`OLANA

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

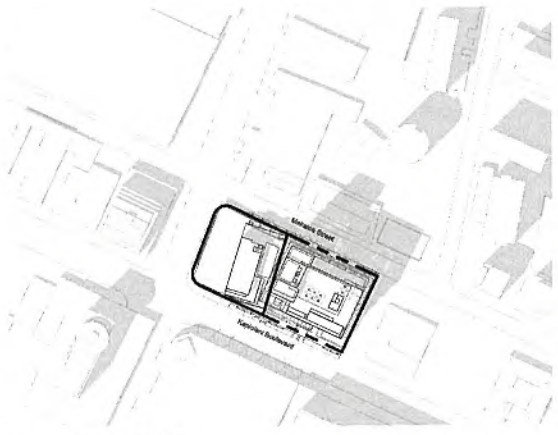
SHADOW STUDIES



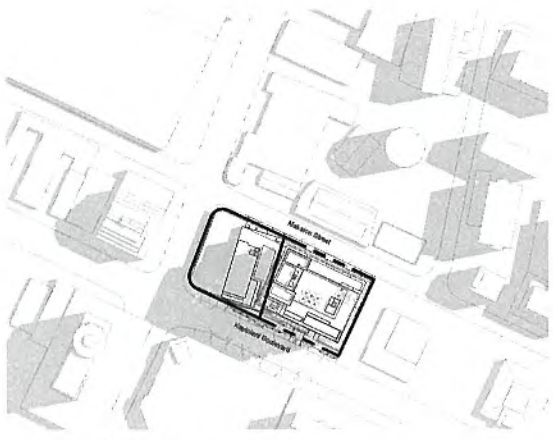
March 21 10.00 AM



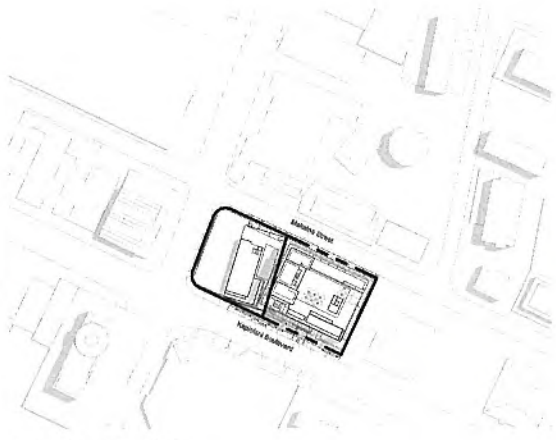
March 21 12.00 PM



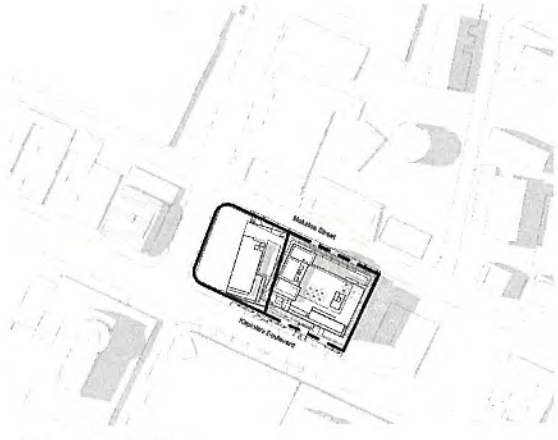
March 21 2.00 PM



June 21 10.00 AM



June 21 12.00 PM



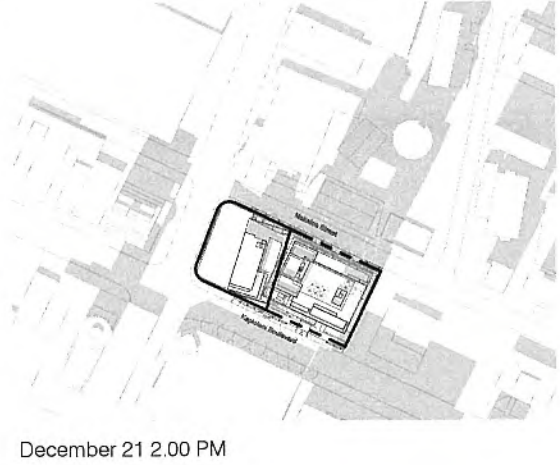
June 21 2.00 PM



December 21 10.00 AM



December 21 12.00 PM



December 21 2.00 PM

[au] workshop

ahl.

MANA`OLANA

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

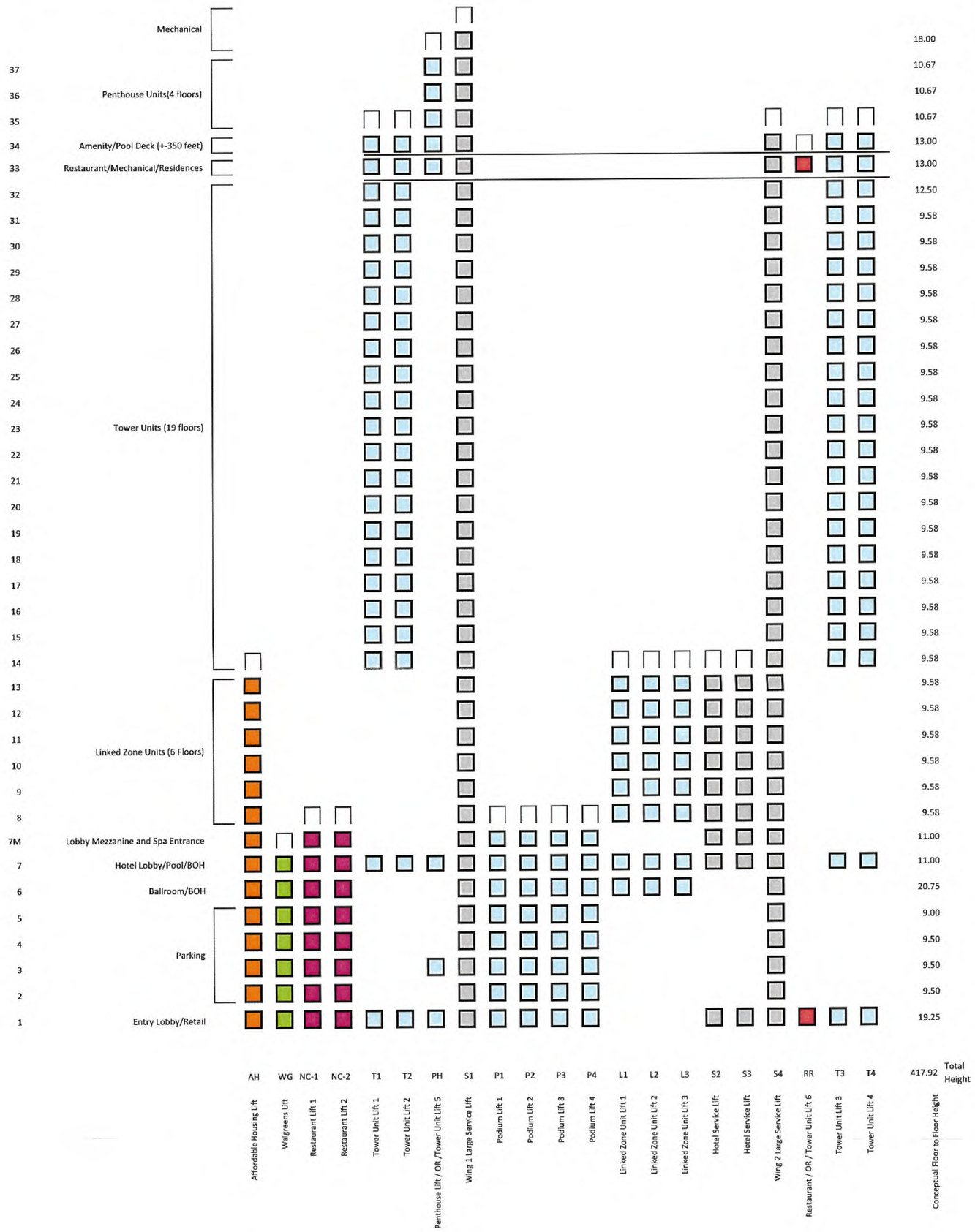
0' 100' 200' 400'
SCALE: 1" = 200'-0"

N

FIFTEEN HUNDRED KAPIOLANI

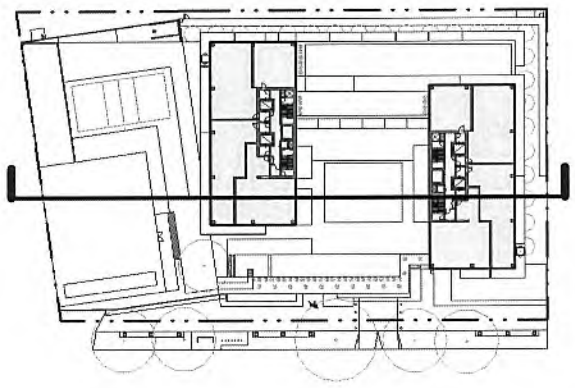
ELEVATORING DIAGRAM

1500 Kapiolani Elevatoring Scheme 3.0



FIFTEEN HUNDRED KAPIOLANI

E/W SECTION



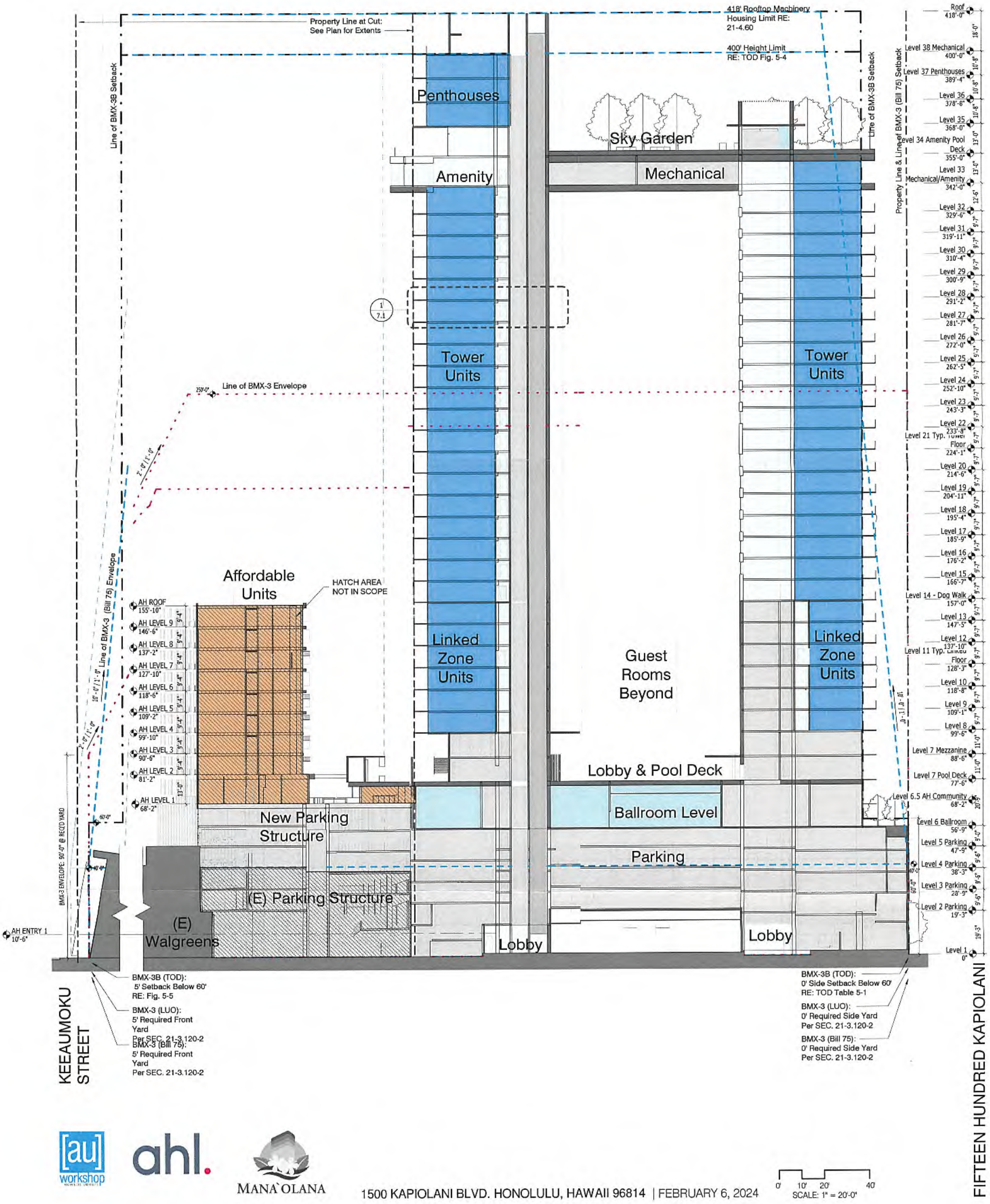
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



[au] workshop

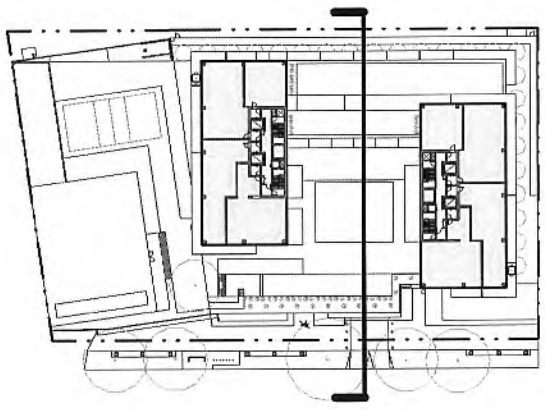
ahl.

MANA`OLANA

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

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

N/S SECTION



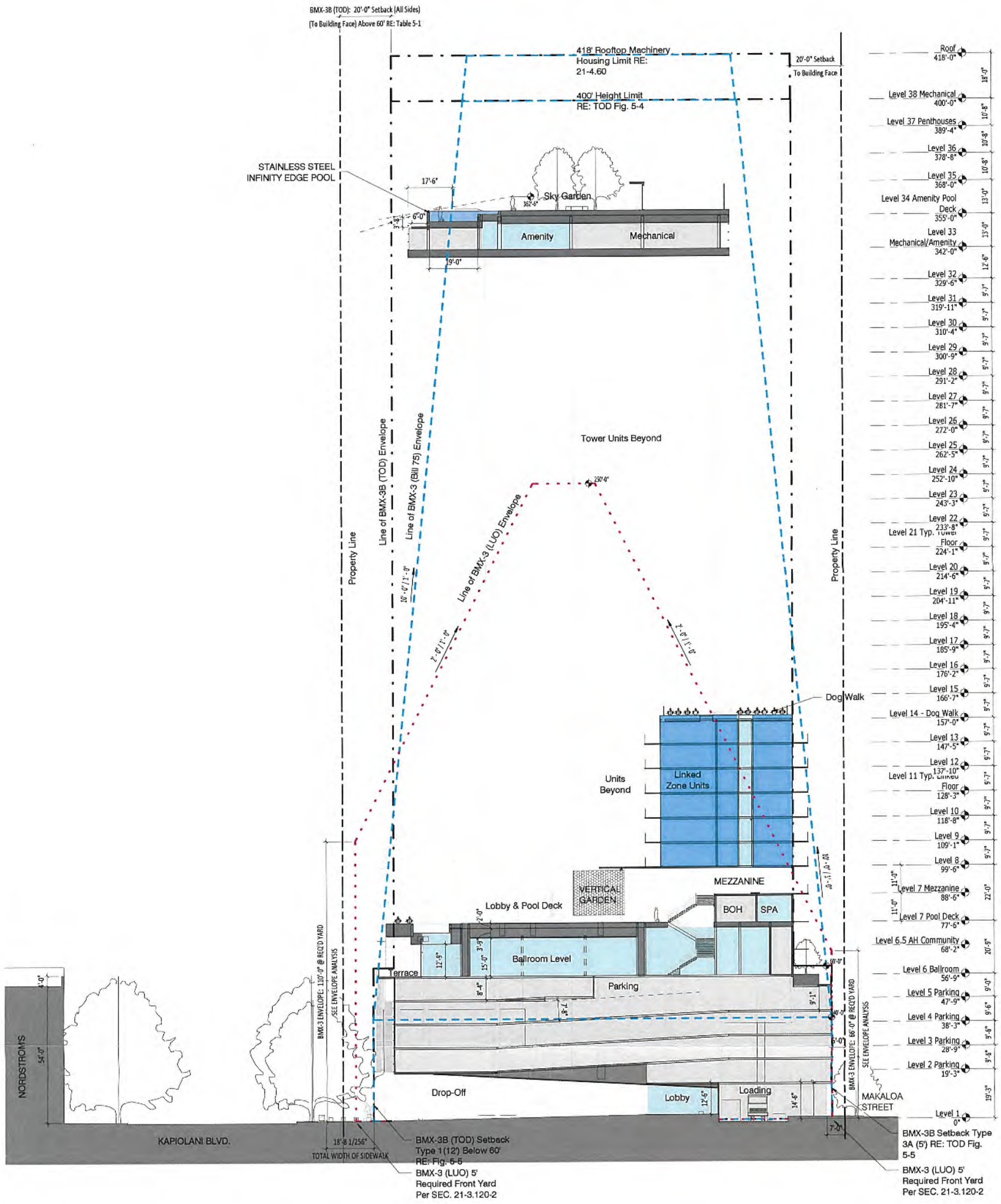
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



[au] workshop

ahl.

MANA`OLANA

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

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

FIFTEEN HUNDRED KAPIOLANI

KAPIOLANI ELEVATION

① DARK COLORED STONE OR METAL PANELS
② GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ POOL BAR AND ARCHITECTURAL PRIVACY WALL
⑨ BIFOLD DOOR PANELS
⑩ 42" GLASS GUARDRAIL
⑪ METAL PANEL MECHANICAL SCREEN

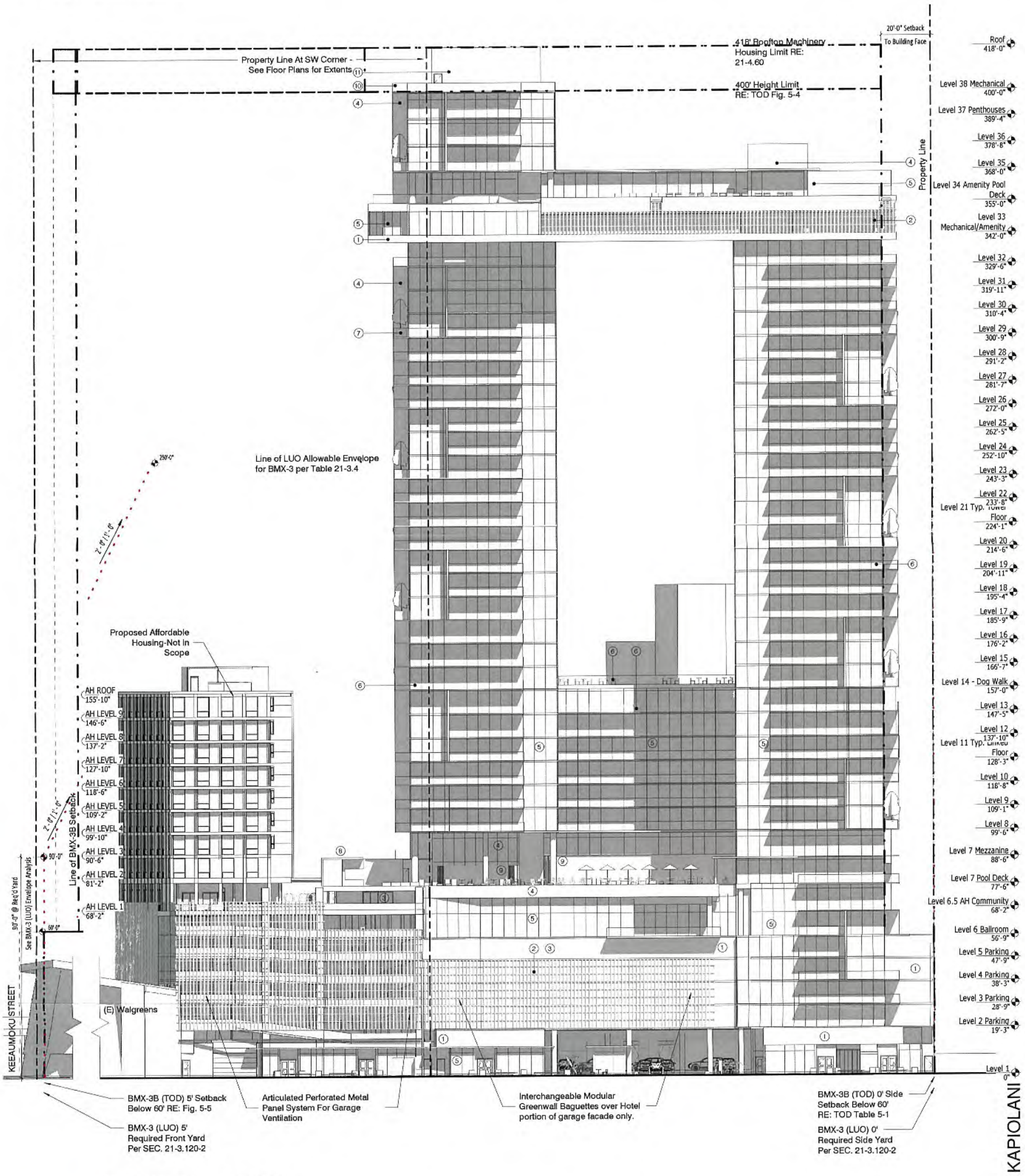
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



KAPIOLANI (SOUTH) ELEVATION
1" = 20'-0"

[au] workshop ARCHITECTS + PLANNERS | ahl. | MANA`OLANA

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

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

FIFTEEN HUNDRED KAPIOLANI

EAST ELEVATION

① DARK COLORED STONE OR METAL PANELS

② GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGUETTES

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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX

⑧ METAL PANEL MECHANICAL SCREEN

⑨ 42" GLASS GUARDRAIL

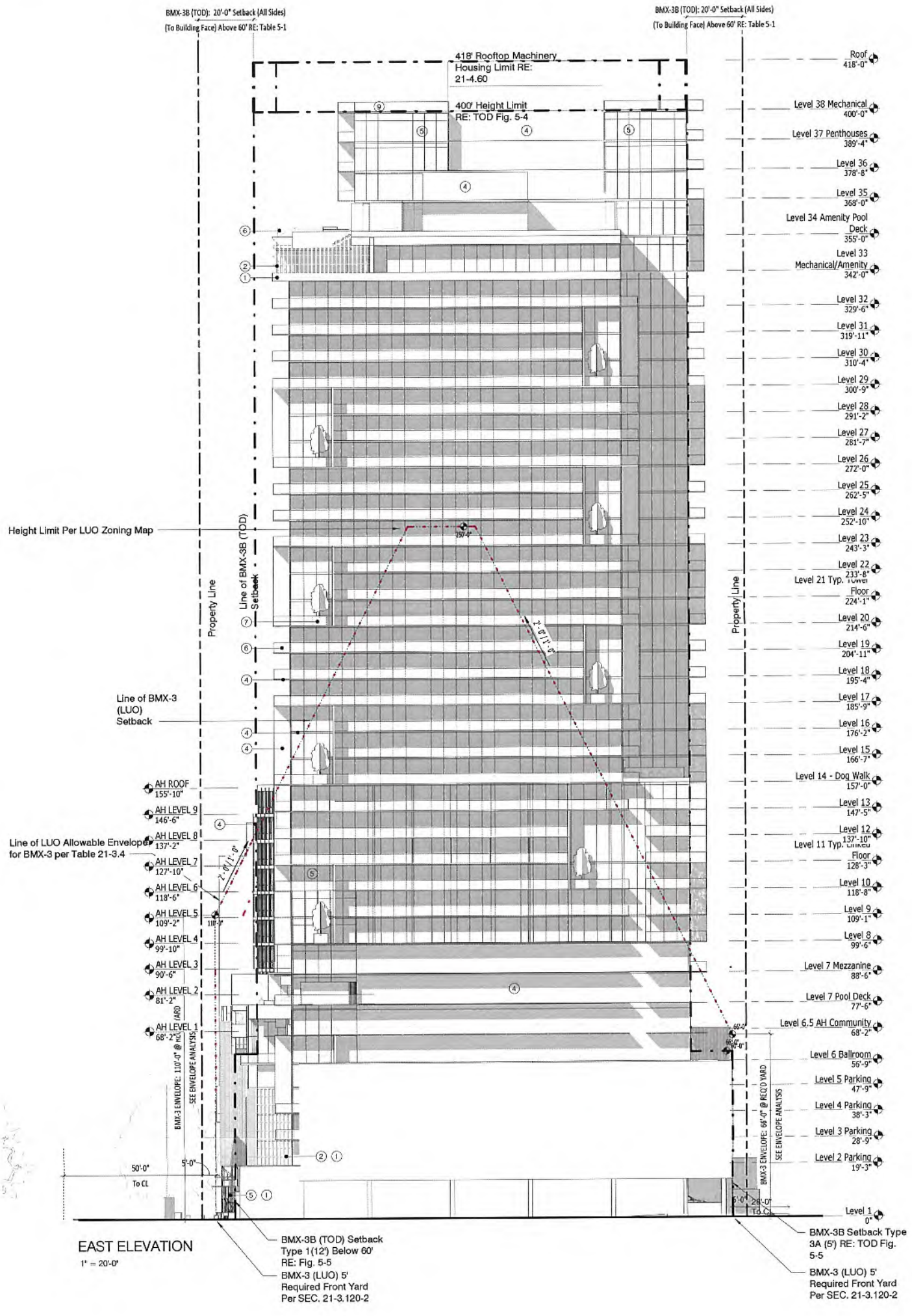
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



EAST ELEVATION
1" = 20'-0"

[au] workshop

ahl.

MANA`OLANA

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

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

FIFTEEN HUNDRED KAPIOLANI

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

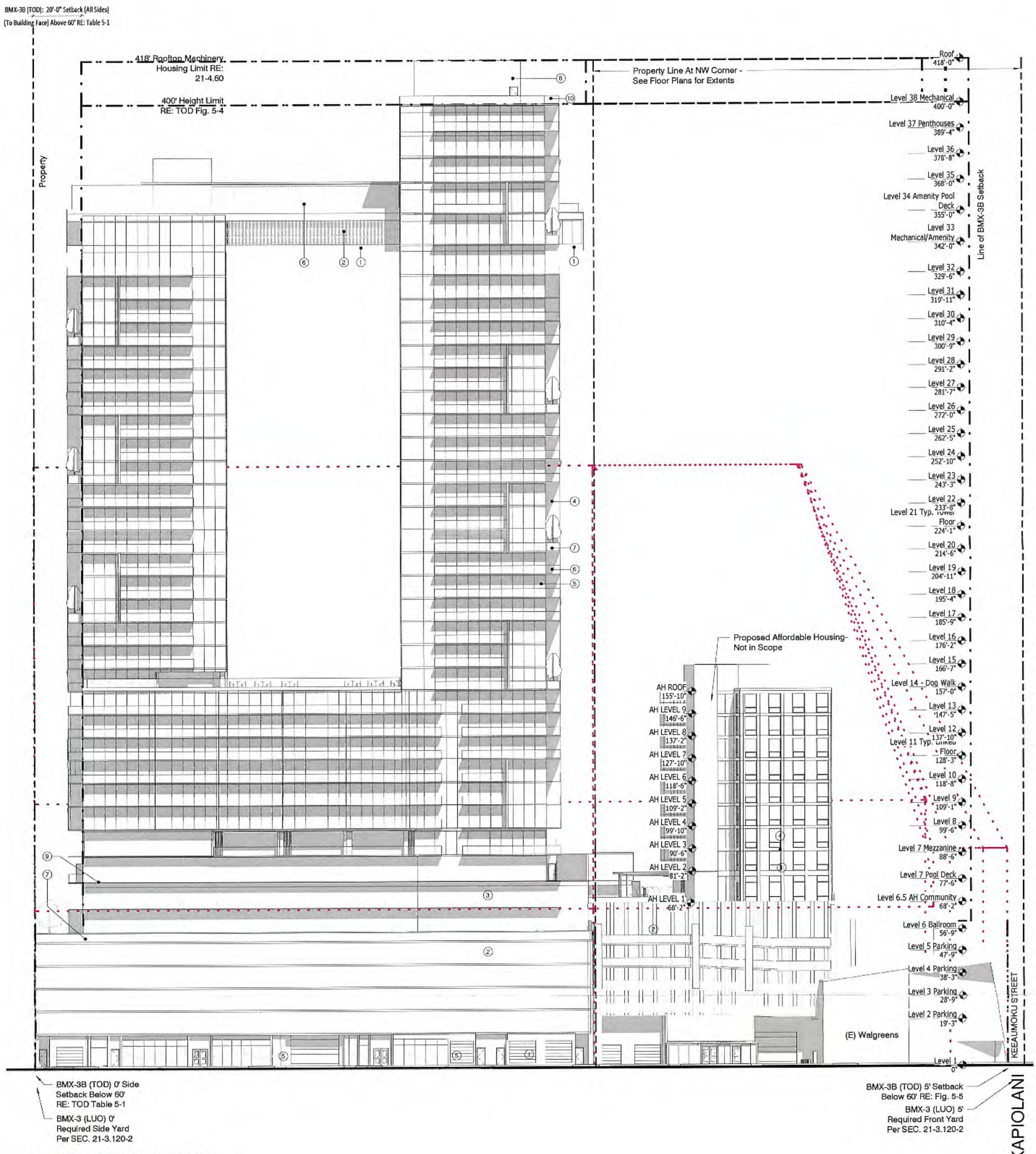
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



MAKALOA (NORTH) ELEVATION
1" = 20'-0"

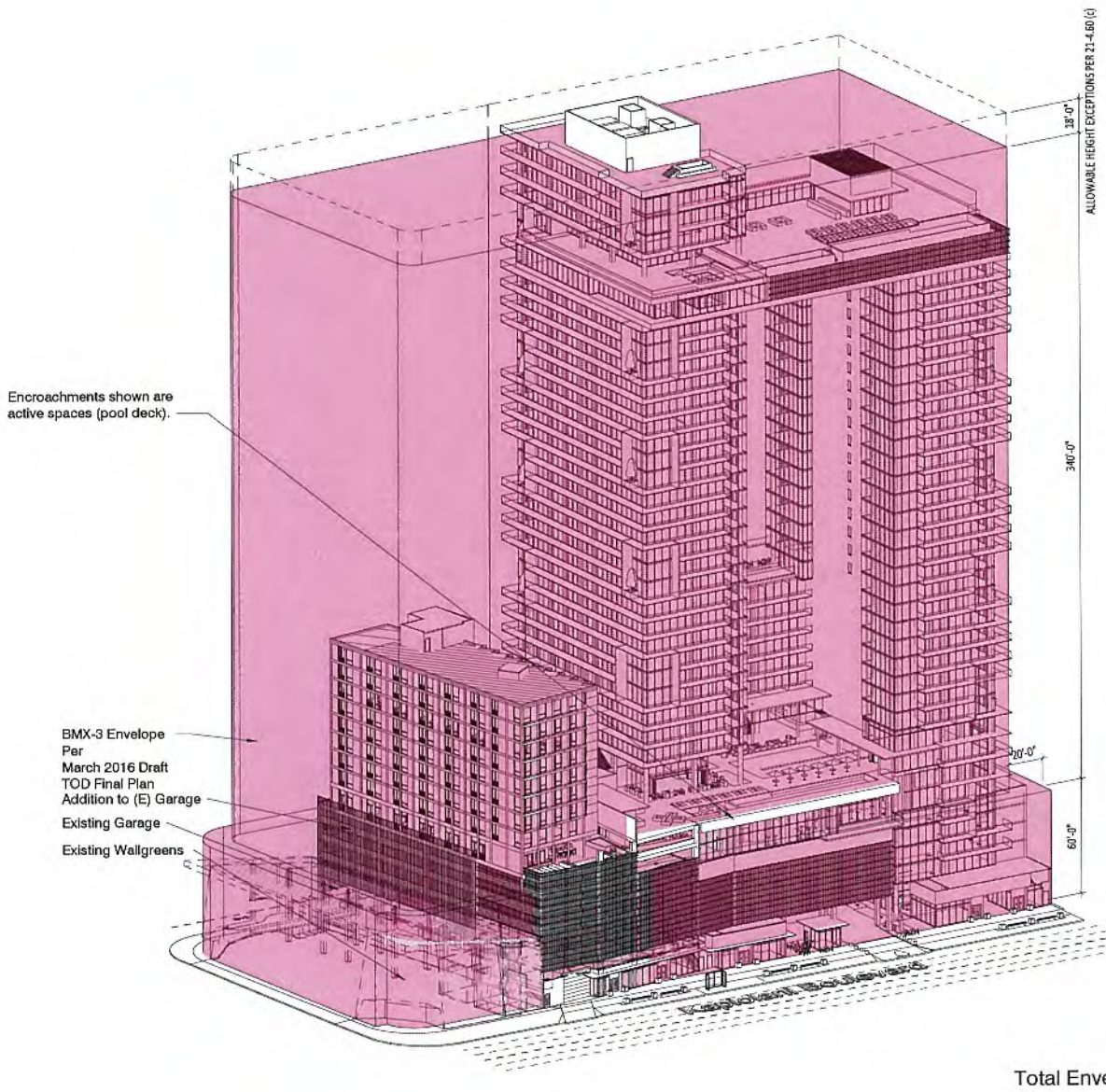
FIFTEEN HUNDRED KAPIOLANI

[au] workshop ahl. MANA`OLANA

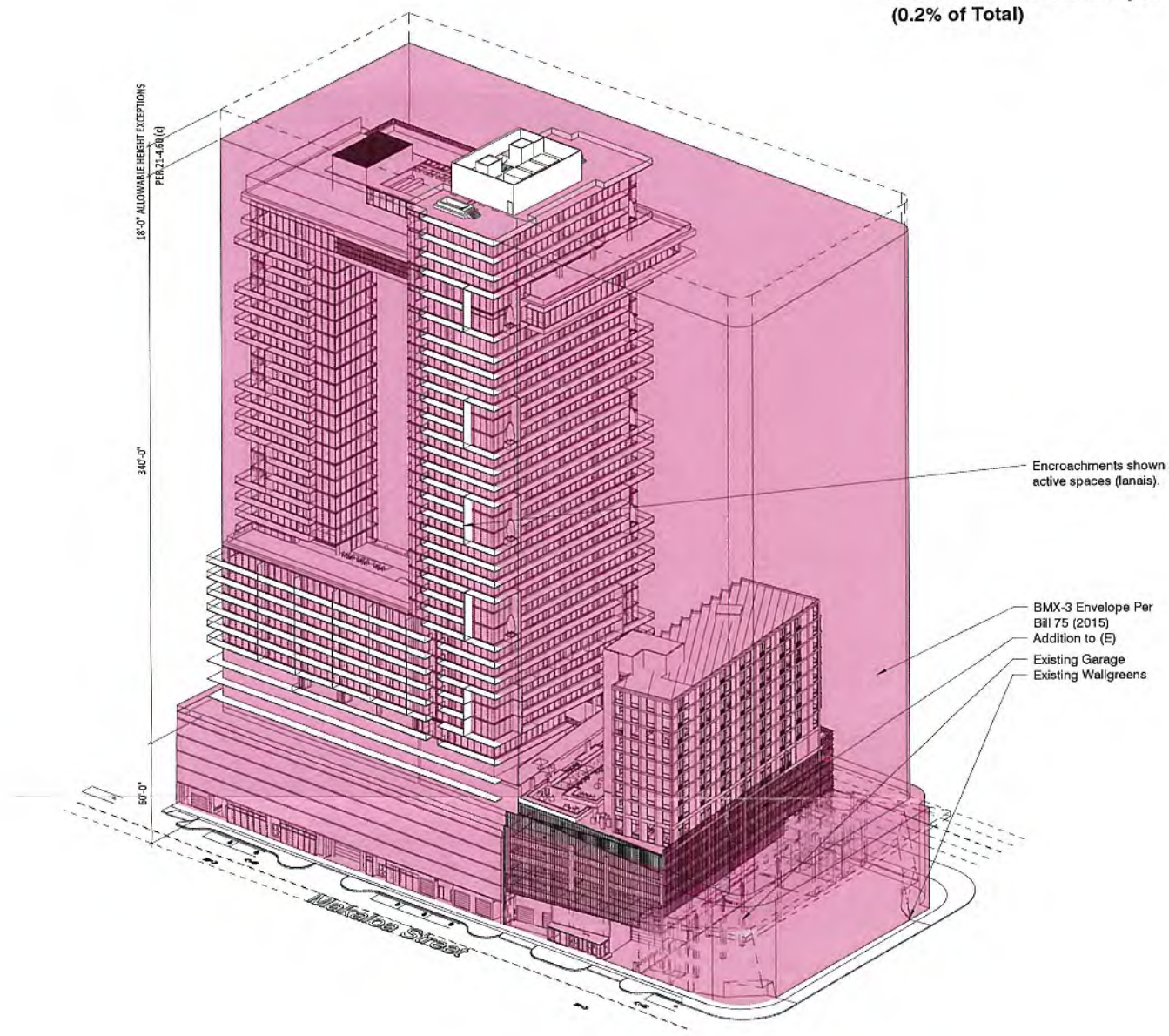
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

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

BMX-3B ENVELOPE ANALYSIS



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)	



[au] workshop

ahl.

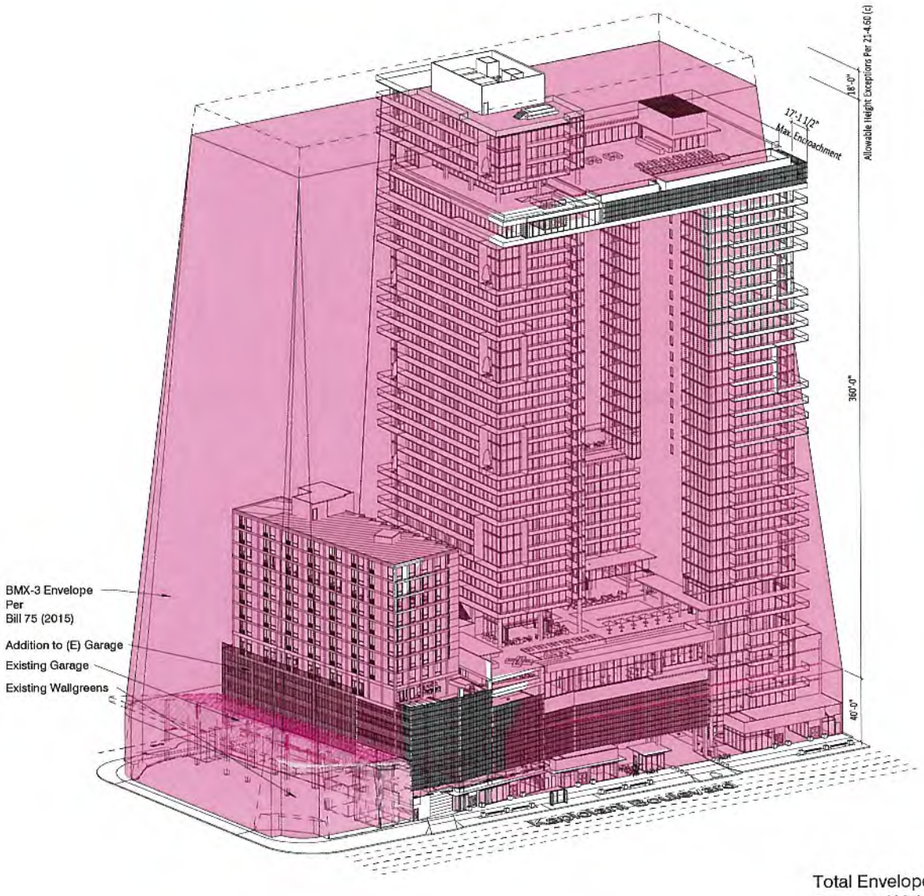
MANA`OLANA

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

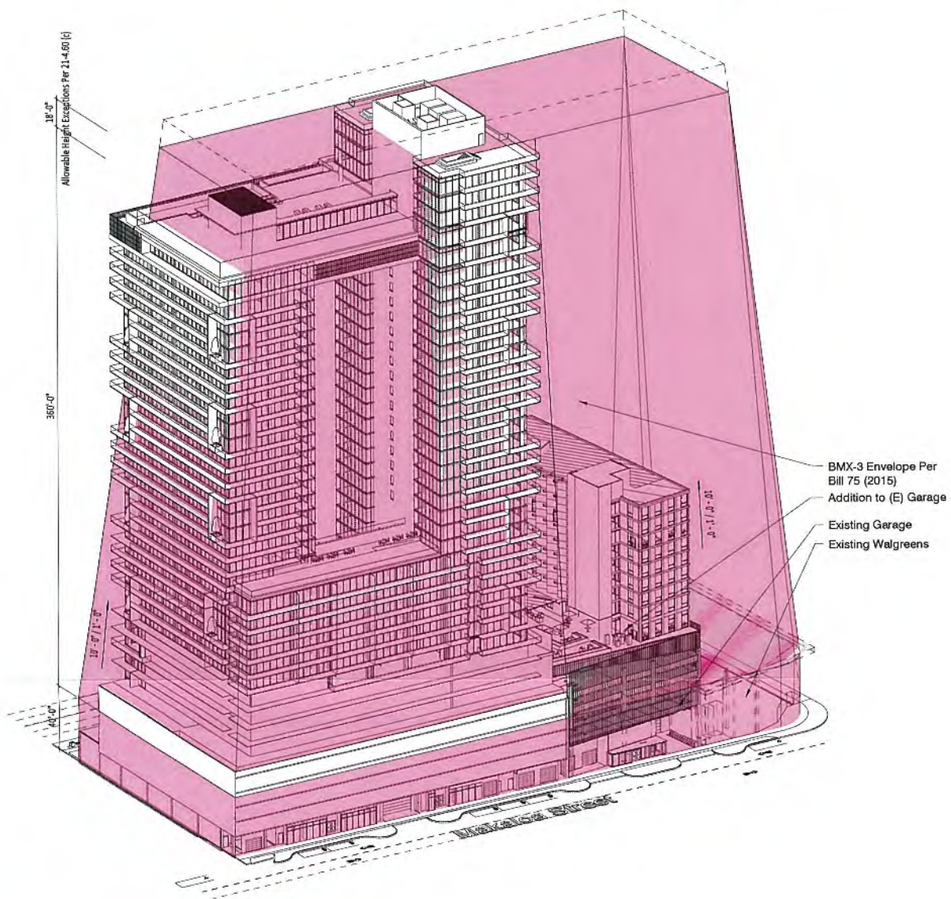
NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

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



Total Envelope Volume:	22,280,100 C.F.
Proposed Volume:	9,693,200 C.F.
(43.5% of Total)	
Volume outside of Envelope:	**366,400 C.F.**
(1.6% of Total)	



FIFTEEN HUNDRED KAPIOLANI

[au] workshop ahl. MANA`OLANA

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

NOT TO SCALE

VIEWS IN CONTEXT







[au] workshop ahl. MANA`OLANA

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

FIFTEEN HUNDRED KAPIOLANI



VIEW FROM SOUTHWEST

FIFTEEN HUNDRED KAPIOLANI

MANA`OLANA

ahl.

[au] workshop

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



VIEW ABOVE KAPIOLANI

FIFTEEN HUNDRED KAPIOLANI

MANA`OLANA

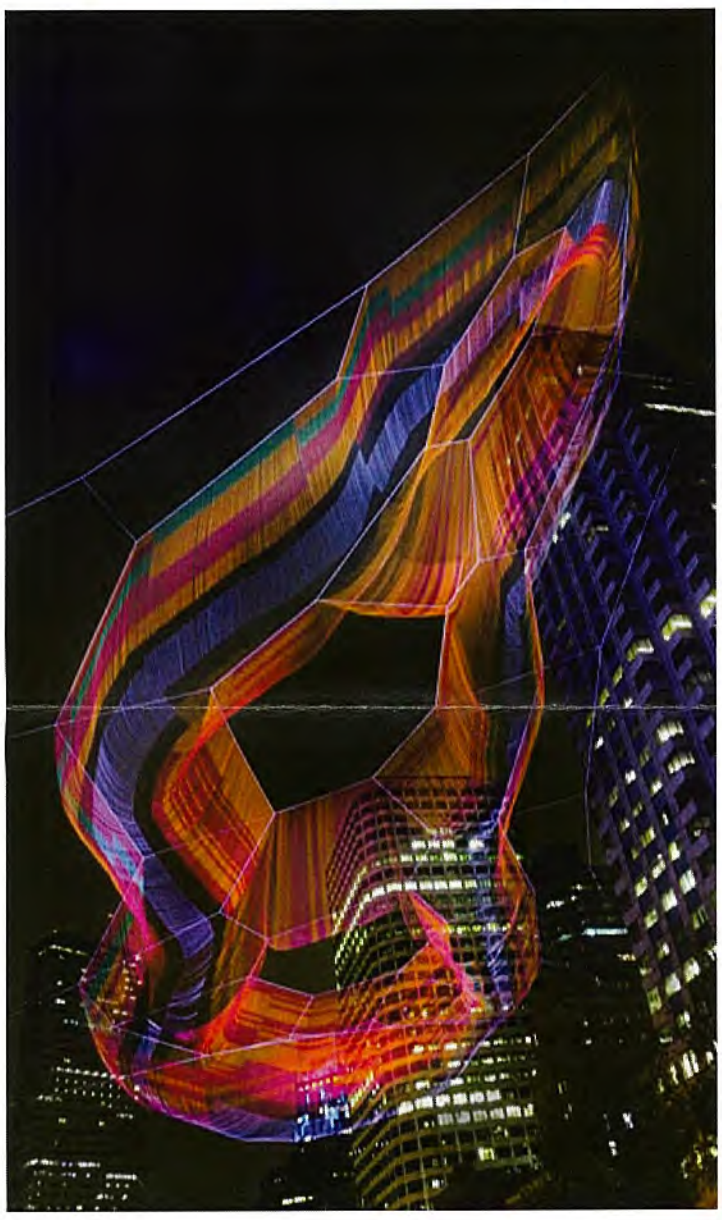
ahl. [au] workshop

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

ART CONCEPTS









[au] workshop

ahl.

MANA`OLANA

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

FIFTEEN HUNDRED KAPIOLANI

ahl.
[au] workshop
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017



FIFTEEN HUNDRED KAPIOLANI

SKY GARDEN



TOWER DETAIL

FIFTEEN HUNDRED KAPIOLANI

MANA`OLANA

ahl. workshop [au]

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

ahl. [au] workshop

MANA OLANA

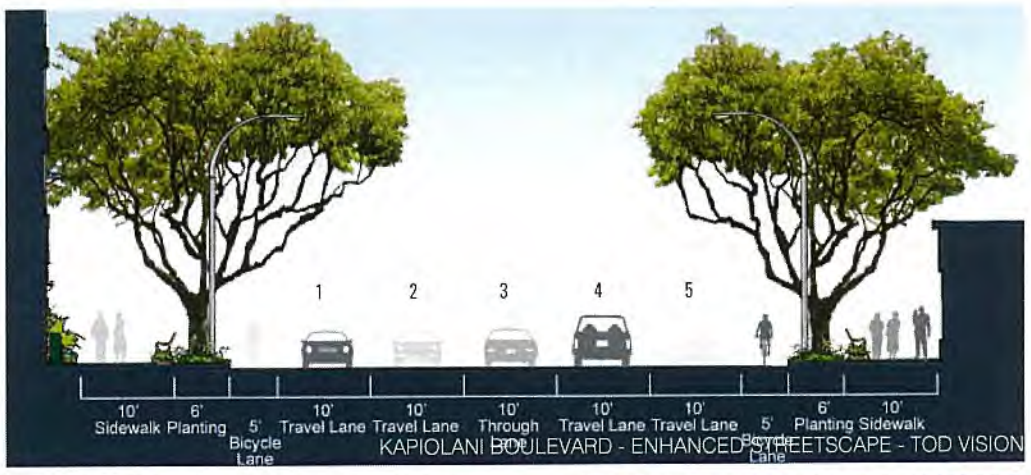
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

FIFTEEN HUNDRED KAPIOLANI

HOTEL POOL, RESTAURANT, AND AFFORDABLE HOUSING

STREETSCAPE CONCEPTS






ENTRY PLANTERS


BIKE SHARE STATION


KAPIOLANI BLVD. PLANTINGS


SIDEWALK SEATING - 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

[au] workshop ahl. MANA`OLANA



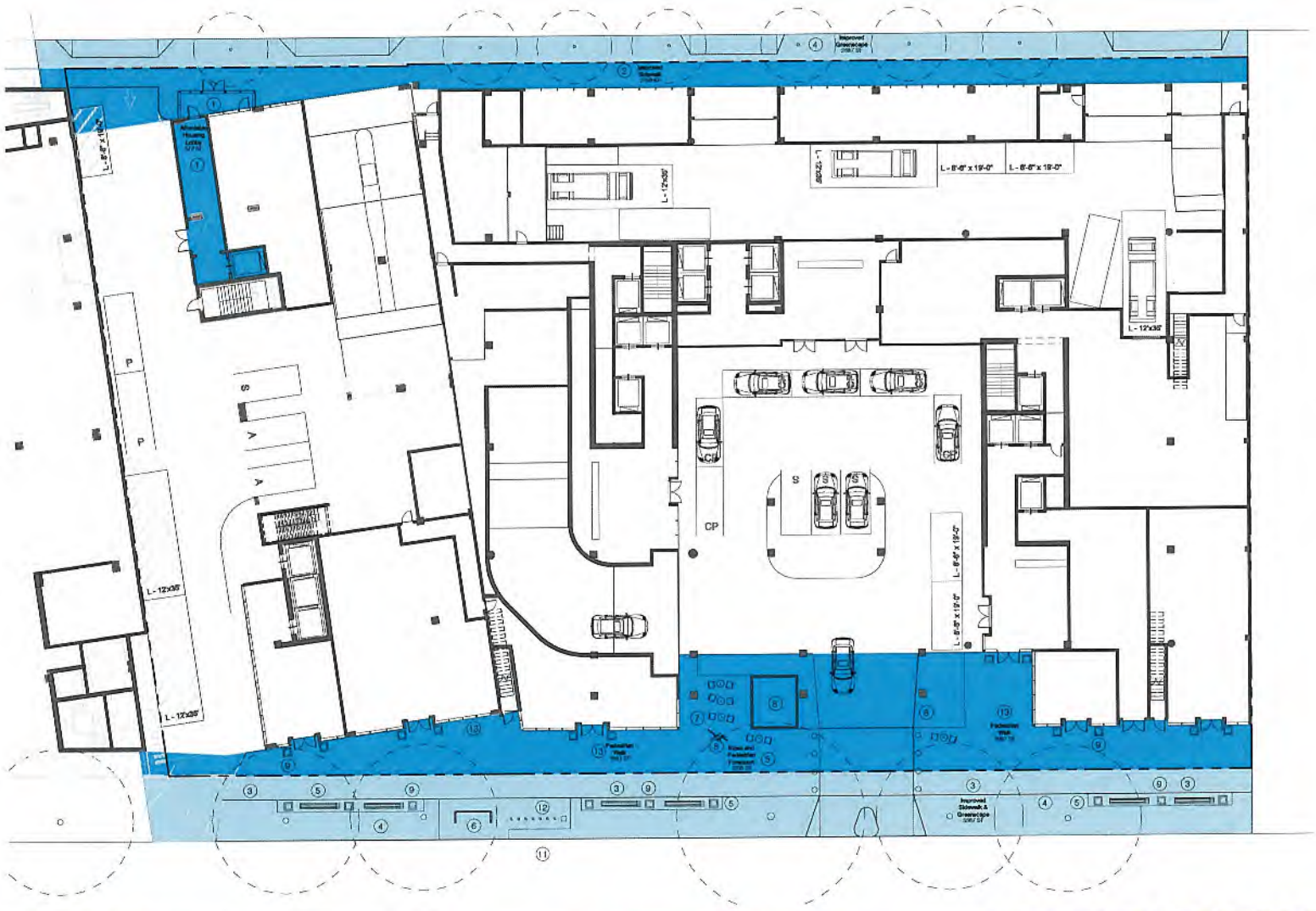
PEDESTRIAN VIEW ALONG KAPIOLANI

FIFTEEN HUNDRED KAPIOLANI

ahl.
[ah] workshop
MANA'OLANA

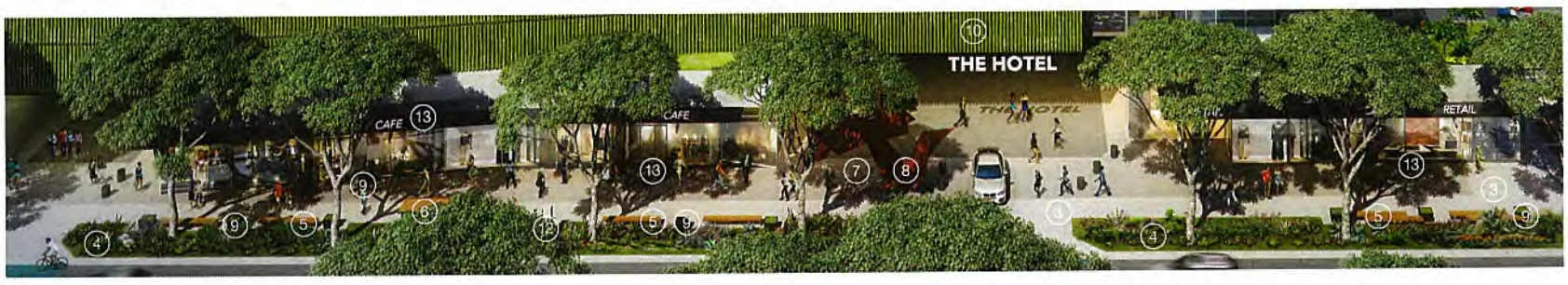
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

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)

[au] workshop ahl. MANA`OLANA

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

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

N

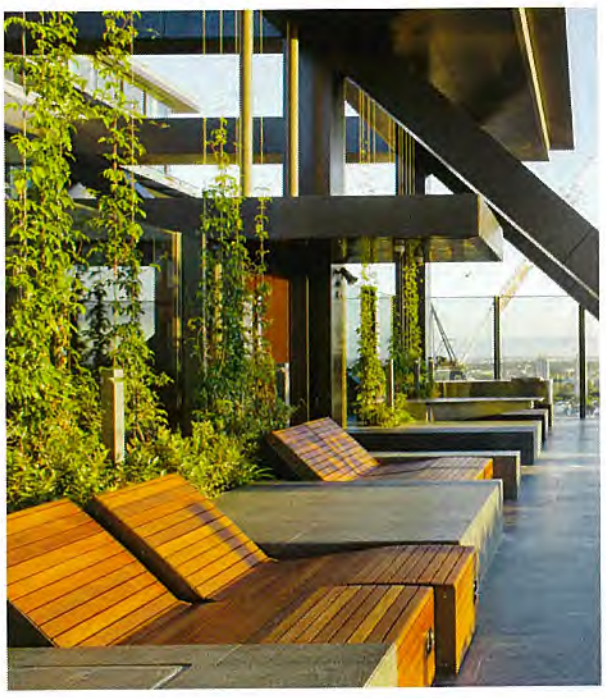
FIFTEEN HUNDRED KAPIOLANI

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 most U.S. Green Building Council LEED certification standards











[au] workshop ahl. MANA`OLANA

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

FIFTEEN HUNDRED KAPIOLANI

EXHIBIT 5

Resolution 20-170, CD1

(Adopted by City Council on August 19, 2020)

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-170, CD1

RESOLUTION

AMENDING RESOLUTION 17-221, CD1, TO EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT AT 1500 KAPIOLANI BOULEVARD.

WHEREAS, on September 16, 2017, the City Council, by adoption of Resolution 17-221, CD1, approved a conceptual plan for an interim planned development-transit ("IPD-T") project proposed by Manaolana AREP III Holdings, LLC (the "Applicant"), to redevelop 78,973 square feet of land zoned BMX-3 Community Business Mixed Use District in the Ala Moana Neighborhood Transit-Oriented Development ("TOD") Plan area, located at 1460, 1470, 1488, and 1500 Kapiolani Boulevard, formerly identified as Tax Map Key Nos. 2-3-021: 007 through 010, and now identified as Tax Map Key Nos. 2-3-021: 043 and 044, with a mixed use, condo-hotel, residential, and commercial project (the "Project"); and

WHEREAS, on December 26, 2017, the Department of Planning and Permitting ("DPP") reviewed and approved detailed plans for the Project by issuing a major special district permit pursuant Section 21-110-2(h) of the Revised Ordinances of Honolulu 1990 ("ROH"); and

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

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

WHEREAS the Applicant requests a three-year extension of the December 26, 2020 deadline to obtain a building permit for the Project, due to the COVID-19 pandemic's severe impacts on the community, economy, financial industry, and tourism industry, which have resulted in delays in obtaining Project funding and required permits; and

WHEREAS, the DPP, having considered the information provided by the Applicant regarding the requested extension of time, completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication 499 (2020), which is incorporated herein by this reference; and

RESOLUTION

WHEREAS, the City Council, having received the findings and recommendation of the DPP on July 9, 2020, and having duly considered the matter, desires to approve the requested three year extension of time to obtain a building permit for the Project, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 17-221, CD1, is amended to extend the deadline to obtain a building permit for the Project to December 26, 2023, subject to the following conditions:

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

1. Conform to the conceptual plan for the Project approved under Resolution 17-221, CD1;

2. Comply with the conditions of approval set forth in Resolution 17-221, CD1; and

3. Comply with the conditions of approval set forth in the Project's special district permit.

Changes to the Project that do not significantly alter the size or nature of the Project and remain in conformance with the conceptual plan and all conditions of approval will be processed in accordance with Condition U of Resolution 17-221, CD1. Any significant modification to the size or nature of the Project will require a new IPD-T permit application and special district permit. A change of use of the condominium-hotel units to multi-family dwelling units will be considered a significant modification and a change to the conceptual plan.

B. Within one year after the date of adoption of this resolution, the Applicant shall submit to the DPP for review and approval updated plans required under Condition 2 of the Project's special district permit, which demonstrate compliance with LUO requirements; Resolution 17-221, CD1, conditions; and transit-oriented development regulations.

C. Within two years after the date of adoption of this resolution, the Applicant shall submit to the DPP for review and approval a draft affordable housing agreement required under Condition 5 of the Project's special district permit, which demonstrates compliance with the affordable housing requirements of Condition F of Resolution 17-221, CD1.

RESOLUTION

D. The DPP Director may amend the conditions in the Project's special district permit to implement the conditions in this resolution; and

BE IT FURTHER RESOLVED that all other provisions of Resolution 17-221, CD1, are ratified and confirmed, and remain in full force and effect; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Manaolana AREP III Holdings LLC, 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California, 90025-7201; and Keith Kurahashi, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii, 98619-3494.

INTRODUCED BY:

Ikaika Anderson (br)

DATE OF INTRODUCTION:

July 10, 2020
Honolulu, Hawaii

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 20-170, CD1

Introduced:	07/10/20	By:	IKAIKA ANDERSON – BY REQUEST	Committee:	ZONING, PLANNING AND HOUSING

Title: RESOLUTION AMENDING RESOLUTION 17-221, CD1, TO EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT AT 1500 KAPIOLANI BOULEVARD

Voting Legend: * = Aye w/Reservations

07/16/20	ZONING, PLANNING AND HOUSING	CR-183 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM. 4 AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS. 1 EXCUSED: MANAHAN.
08/19/20	COUNCIL	CR-183 AND RESOLUTION 20-170, CD1 AS AMENDED WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI. 1 ABSENT: WATERS.

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

IKAIKA ANDERSON, CHAIR AND PRESIDING OFFICER

EXHIBIT 6

Resolution 17-221, CD1

(Adopted by City Council on September 17, 2017)

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 17-221, CD1

RESOLUTION

APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE 1500 KAPIOLANI CONDO-HOTEL AND RESIDENTIAL DEVELOPMENT PROJECT.

WHEREAS, on April 17, 2017, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Numbers 2017/SDD-24) of Manaolana AREP III Holdings, LLC (the "Applicant') for an interim planned development-transit ("IPD-T") permit to redevelop 78,973 square feet of land with a mixed use, condo-hotel, residential, and commercial project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed Use District, located at 1460, 1470, 1488, and 1500 Kapiolani Boulevard, and identified as Tax Map Key Nos. 2-3-021: 007 through 010, as shown on Exhibits A-1 through A-3 (the "Project"); and

WHEREAS, the Project is proposed to include the demolition of the existing mid-rise Heald College building and parking structure; the development of one 350-foot, 34-story tower, and one 400-foot, 37-story tower, connected with a sky garden at the 350-foot level, and built over a seven-story high building podium, with 444 full-service hotel units and six residential penthouse units; "air rights" for a 156-foot high tower over the existing Walgreens parking structure, with 68 affordable rental units; indoor and outdoor amenities; 517 parking spaces; 157 bicycle parking spaces; retail, eating, and drinking establishments; publicly-accessible ground-level improvements; and various right-of-way improvements; and

WHEREAS, on June 28, 2017, the DPP held a public hearing, which was attended by five representatives of the Applicant and its agent, and approximately 40 members of the public; testimony was offered by 10 members of the public at the hearing; and

WHEREAS, on August 11, 2017, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines established in Section 21-2.110-2 and 21-9.100-5 of the Land Use Ordinance ("LUO"), completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication 602 (2017); and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits B-1 through B-5, C-1 through C-15, D-1 through D-6, E-1 through E-5, and F-1 through F-4, and is further described in Departmental Communication 602 (2017), all of which are incorporated herein by this reference; and

RESOLUTION

WHEREAS, the City Council, having received the findings and recommendation of the DPP on August 14, 2017, and having duly considered the matter, desires to approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the conceptual plan for the IPD-T Project is approved subject to the following conditions:

A. The maximum permitted floor area for the site is 727,725 square feet (floor area ratio ("FAR") of approximately 9.215).

B. The maximum height of the Project is 400 feet. Rooftop structures must conform to Land Use Ordinance ("LUO") Section 21-4.60(c).

C. The minimum number of off-street parking spaces for the Project is 274 spaces. The maximum number of off-street parking spaces for the Project is 537 spaces. The required minimum number of loading spaces may be reduced to seven loading spaces, at least half of which must be full-sized loading areas. The loading stalls identified in the porte-cochere that are not full sized must be adequately screened from public view.

D. The required yard (buildable area boundary) for the Project is as follows: five feet along Keeaumoku Street (existing), five feet along Makaloa Street, 12 feet along Kapiolani Boulevard, and no setback along the common property line. Only existing structures, converted existing structures, awnings, or architectural features approved by the DPP may encroach into these required yards. A minimum of 65 percent of the building façades or pedestrian-friendly features along Kapiolani Boulevard and Makaloa Street must be sited on the buildable area boundary line.

E. The height setback must be a continuous plane from the buildable area boundary line to a height of 60 feet, at which point buildings must be set back 20 feet. Building encroachments into the height setback must be active spaces (lanais, balconies, passive recreation, or eating establishments), or must be screened by a green wall, as shown in the exhibits and plans.

F. The Applicant shall provide a minimum of 78 affordable units, consisting of studio, one-bedroom, and two-bedroom units, to be available for rental to households with incomes not exceeding 80 percent of the area median income for a minimum period of 60 years, as generally shown in the Exhibits attached hereto. A building permit for the required affordable housing units must be

issued prior to the approval of a certificate of occupancy for the hotel use and penthouse residential units.

G. The Applicant shall provide a safe, well-lit, paved pedestrian pathway from Kapiolani Boulevard to Makaloa Street through the Project. The current pathway through the loading zone must be relocated, and a ground floor pedestrian connection between the hotel lobby and Makaloa Street should be considered.

H. The Applicant shall be responsible for installing sharrows on Makaloa Street in both directions between Keeaumoku Street and Kaheka Street. The Applicant shall execute an agreement with the Department of Transportation Services ("DTS") relating to the design, delivery timeline, and implementation details (including responsibility for associated costs) of sharrows on Makaloa Street.

I. Prior to the submittal of a building permit application, the Applicant shall:

1. Complete an agreement with Bikeshare Hawaii to implement, fund, construct, and maintain an on-site bikeshare station with a minimum of 20 docking stations, or as deemed appropriate by Bikeshare Hawaii. The bikeshare station must be relocated onto the publicly-accessible private property portion of the Project site, and should not encroach on the location of the bus stop. The Applicant shall provide a flat surface in an acceptable location, approximately 550 square feet in size (50 feet by 11 feet), located in an area that receives at least four hours of sunlight per day (for the bike share station photovoltaic panels).

2. Submit an updated wind study and wind tunnel test, which quantifies the wind conditions and the effectiveness of the proposed wind mitigation strategies identified in the initial wind study dated December 26, 2016. The Applicant shall implement the recommendations of the updated wind study.

3. Submit revised plans for approval by the DPP showing:

a. Activation of the areas along the perimeter of the parking podium fronting Kapiolani Boulevard and Makaloa Street. These may include open lanais, eating and drinking establishments, or green walls.

b. Unless the DPP and the DTS agree that the exit only loading driveway on Makaloa Street may remain, this exit only loading

driveway must be removed. Service vehicles must exit from another location, such as the existing one-way driveway entrance to the loading area, and all maneuvering and loading activities must be contained on the Project site.

c. A screening hedge or similar plantings buffering the two small plazas from nearby parking and loading inside the porte-cochere, and showing that all loading zones are adequately screened from public view.

d. A redesigned ground floor that better complies with the five-foot build-to-line requirement along Makaloa Street, and incorporates a safe and well-lit pedestrian connection between Makaloa Street and Kapiolani Boulevard.

e. A tower height setback along the side property line of at least 20 feet from the tower face to the property line.

f. An at-grade expansion of the sidewalk, using the same material and paver colors used for the sidewalks along Kapiolani Boulevard and Makaloa Street, and continuing across all Project driveways.

g. Treatment of existing monkeypod trees along Kapiolani Boulevard, including relocation of removed trees to another location along Kapiolani Boulevard to maintain a consistent canopy, subject to approval from the Department of Parks and Recreation.

4. Submit a revised parking plan for approval by the DPP to confirm:

a. The number of off-street parking spaces.

b. That the redesigned parking and loading areas allow all vehicles to enter and exit the Project in a forward manner.

5. Submit a bicycle parking plan for approval by the DPP to identify:

a. A minimum of 157 bicycle parking spaces, 21 of which must be conveniently located on the ground floor, on publicly-accessible private property portion of the Project site, and near entrances to the various establishments.

b. The new location of the on-site bikeshare station.

J. Prior to approval of a building permit for demolition of existing structures, the Applicant shall provide the following:

1. An updated Traffic Impact Study ("TIS"), or separate analysis, confirming the need for two all-pedestrian (or "Barnes") crosswalks at the intersections of Kapiolani Boulevard and Keeaumoku Street, and Makaloa and Keeaumoku Streets. The updated TIS must also evaluate the installation of a leading pedestrian interval intersection, bulb-outs along Makaloa Street where street parking is to be retained, and realignment of lanes along Kapiolani Boulevard and Keeaumoku Street to include bicycle lanes.

   The Applicant shall be responsible for installing the above-mentioned signal phases, right-of-way improvements, and lane use changes; and the Applicant shall execute an agreement with DTS relating to the design, delivery timeline, and implementation details (including responsibility for associated costs) related thereto.

2. A timeline or phasing plan of the anticipated dates to obtain major building permit(s) for demolition/construction work, including the projected date of occupancy, in a format acceptable to the DPP. The timeline should identify when the Construction Management Plan ("CMP"), the Traffic Management Plan ("TMP"), and updates and/or validation to the findings of the TIS dated February 2017, will be submitted for review and approval. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) CO. The TIS, including supplemental studies or subsequent updates, should be submitted and approved prior to the commencement of each major phase of work, as required. A new TIS may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.

   A post TIS will be required approximately one year after a certificate of occupancy ("CO") is issued to validate traffic projections, distribution and assignment contained in the initial TIS. The Applicant shall implement all additional traffic mitigation measures identified in the post TIS.

3. The CMP shall identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities. The CMP must identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans must also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

4. The TMP must include Traffic Demand Management ("TDM") strategies to minimize the amount of vehicular trips for daily activities by residents and employees. TDM strategies may include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives, and other similar TDM measures. A pedestrian and bicycle circulation plan must also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to complete streets initiatives. A post TMP will be required approximately one year after a CO is issued to validate the relative effectiveness of the various TDM strategies identified in the initial report.

K. The Applicant shall coordinate with the DTS to:

1. Design, build, and maintain a new bus stop and shelter on Kapiolani Boulevard at no cost to the City.

2. Show compliance with Complete Streets policies.

3. Realign signals and consider future lane alignments on Kapiolani Boulevard and Keeaumoku Street to incorporate bicycle lanes.

4. Add bulb-outs along Makaloa Street where street parking is to be retained.

5. Adequately mitigate safety concerns of the exit-only loading driveway off Kapiolani Boulevard.

6. Ensure that all access driveways are designed with the highest pedestrian and bicycle safety measures in place.

L. The Applicant shall coordinate with the State Department of Transportation to review any updated studies, which must include a study of the possible impacts on the Ala Moana Boulevard, which is a State maintained urban principal arterial roadway.

M. Prior to applying for any permit for ground disturbance, the Applicant shall prepare and submit an archaeological inventory survey with subsurface testing to the Department of Land and Natural Resources, State Historic Preservation Division ("SHPD") for review and approval.

N. In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work must cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery must stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.

O. The Applicant shall be responsible for the coordination with applicable public agencies and compliance with applicable regulations for the construction of the proposed Project.

P. The Applicant shall be responsible for the maintenance of all constructed improvements not otherwise accepted by the City or State for maintenance.

Q. Approval of this Resolution does not constitute compliance with other LUO or governmental agency requirements, including but not limited to building permit approval. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.

R. The Project must receive a building permit for the Project within two years of the date the Special District Major permit for the Project is issued. Failure to obtain a building permit within this period will render null and void this Resolution and all

approvals issued hereunder, provided that this period may be extended as follows:

1. The Director of the DPP may extend this deadline if the Applicant demonstrates good cause, but the deadline cannot be extended beyond one year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion.

2. If the Applicant requests an extension beyond one year from the initial deadline and the Director finds that the Applicant has demonstrated good cause for the extension, the Director shall prepare and submit to the Council a report on the proposed extension, which must include the Director's findings and recommendations thereon and a proposed resolution approving the extension. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the Director's report, or (ii) The Applicant's then-existing deadline for obtaining a building permit; the extension will be deemed denied.

S. The Project must conform to the conceptual plan approved hereby and all conditions established herein. Any changes to the conceptual plan will require a new application and approval by the Council. The DPP Director may approve changes to the Project that do not significantly alter the size or nature of the Project, if the changes remain in conformance with the conceptual plan and the conditions herein. Any increase in height or density of the Project will be considered a significant alteration and a change to the conceptual plan; and

BE IT FURTHER RESOLVED that the Council finds as follows with respect to the conceptual plan for the Project, as conditioned herein:

A. The Project concept, as a unified plan, is in the general interest of the public;

B. The requested Project boundaries and requested flexibility with respect to development standards and use regulations relating to density (floor area), height, street centerline height setbacks, front yards, landscaping requirements, parking requirements, and permitted uses are consistent with the objectives of transit-oriented development and the provisions enumerated in ROH Section 21-9.100-4;

C. The requested flexibility with respect to development standards and use regulations relating to density (floor area), height, street centerline height setbacks, front yards, landscaping requirements, parking requirements, and permitted uses is commensurate with the public amenities and community benefits proposed; and

D. The public amenities proposed will produce timely, demonstrable benefits to the community, support transit ridership, and implement the vision established in ROH Section 21-9.100-4; and

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 17-221, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Manaolana AREP III Holdings, LLC, 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California 90025-7201; and Keith Kurahashi, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 98619-3494.

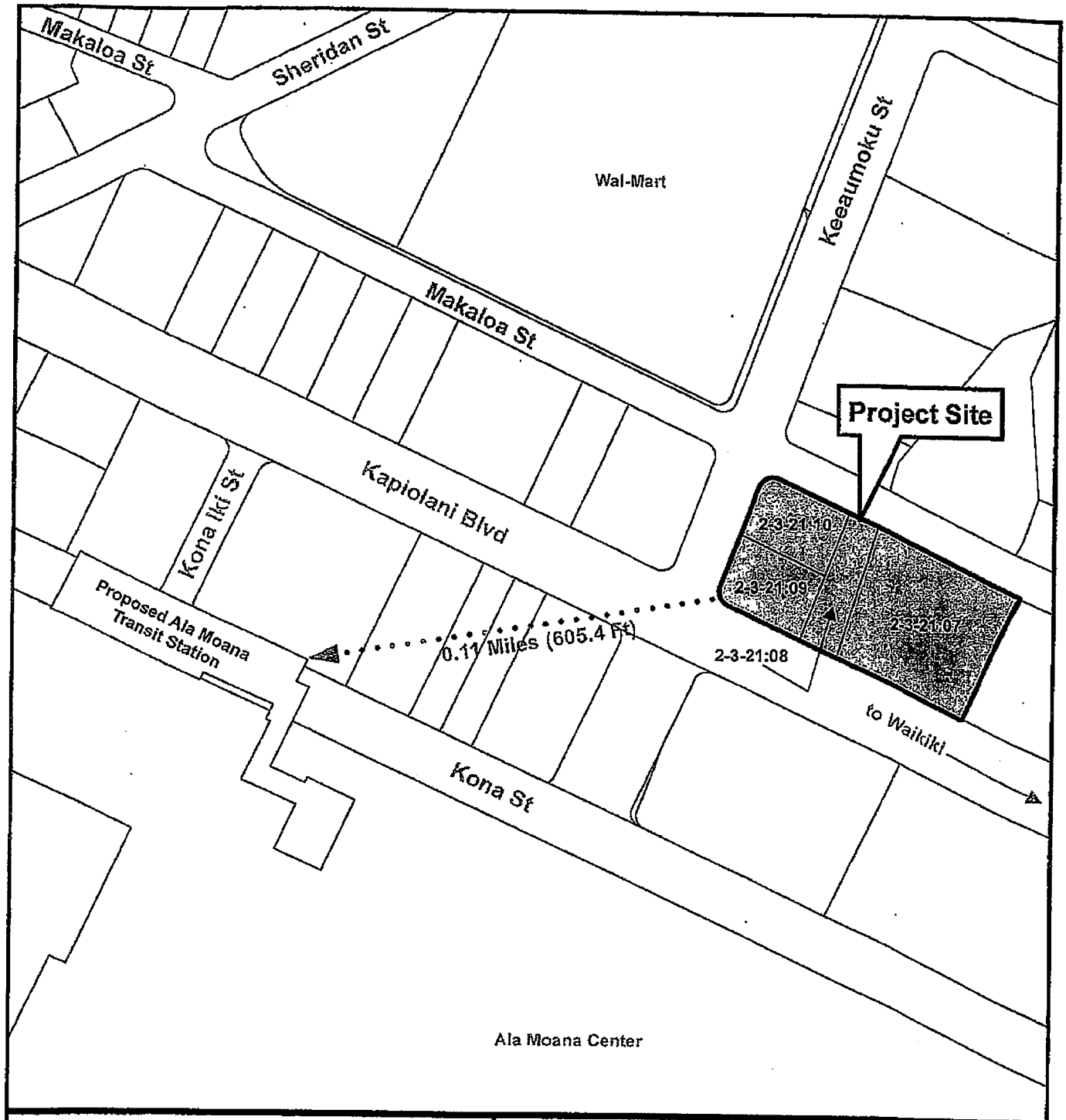
INTRODUCED BY:

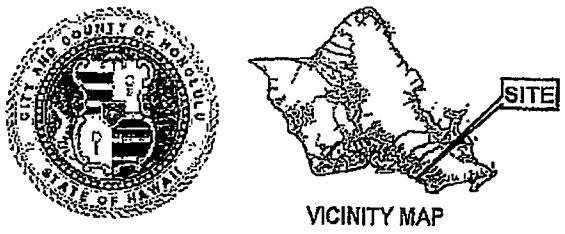
Ron Menor (br)

DATE OF INTRODUCTION:

August 15, 2017
Honolulu, Hawaii

Councilmembers





VICINITY MAP

0 100 200 400

Scale in Feet

LOCATION MAP
MAKIKI-ALA MOANA

TAX MAP KEY(S): 2-3-21; 07,08,09,10

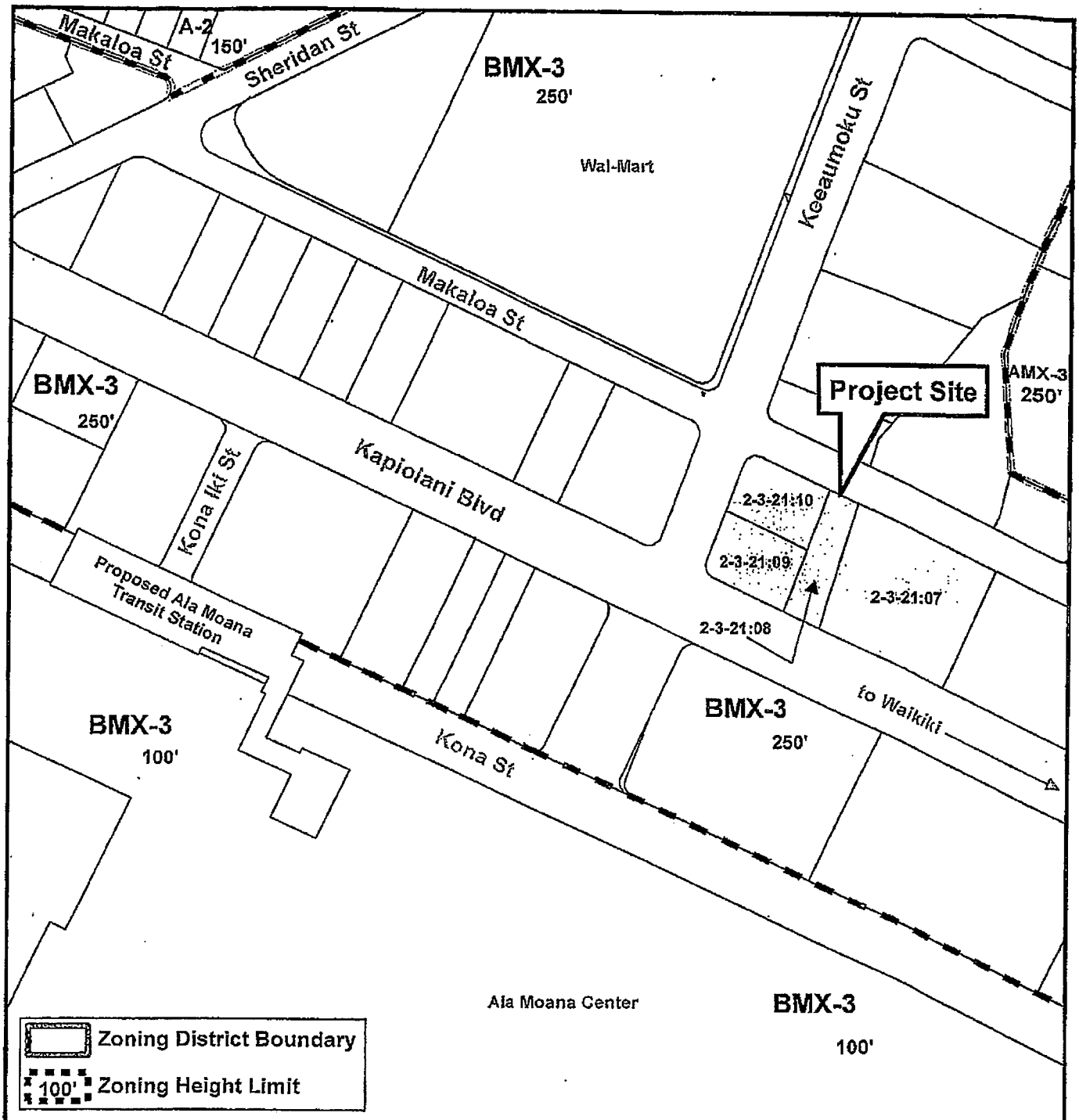
FOLDER NO.: 2017/SDD-24

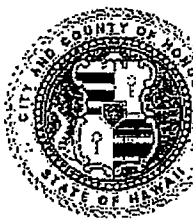
Exhibit A-1

Prepared by: Department of Planning and Permitting
City and County of Honolulu

Date Prepared: 4/2017

Copyright City & County of Honolulu
All Rights Reserved 2017







VICINITY MAP

0 100 200 400

Scale in Feet



Portion of

ZONING MAP
MAKIKI-ALA MOANA

TAX MAP KEY(S): 2-3-21; 07,08,09,10

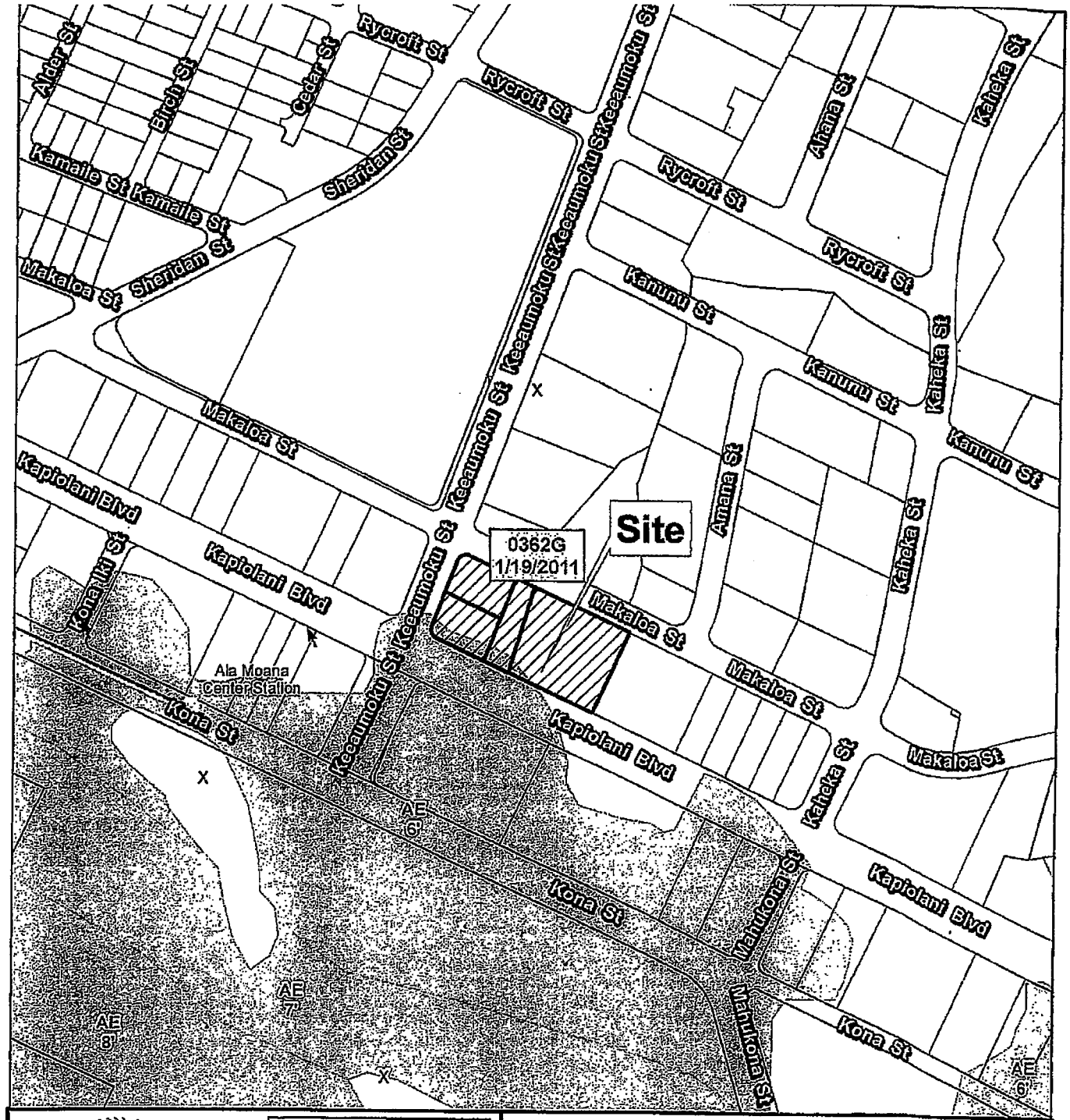
FOLDER NO.: 2017/SDD-24

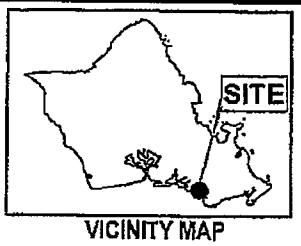
Exhibit A-2

Prepared by: Department of Planning and Permitting
City and County of Honolulu

Date Prepared: 4/2017

Copyright City & County of Honolulu
All Rights Reserved 2017





VICINITY MAP

8040 0 80 160 240 320

Scale in feet

Flood Map
Ala Moana Neighborhood
1500 Kapiolani IPD-T

TAX MAP KEY(S): 2-3-021: 007 through 010

FILE NO.: 2017/SDD-24

Exhibit A-3

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: July 2017

Copyright City & County of Honolulu
All Rights Reserved 2016

Exhibit B-1

Demo Plan

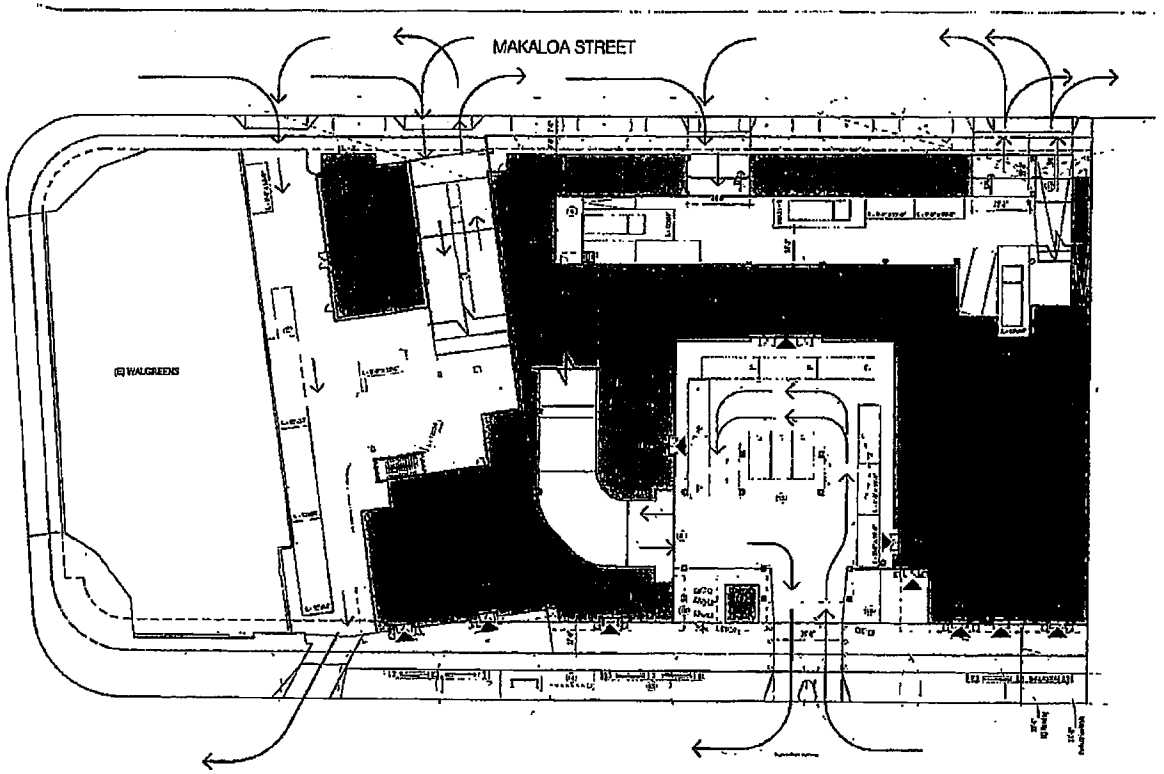
FIFTEEN HUNDRED KAPIOLANI

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

DEMOLITION PLAN

ahl.
MANA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit B-2



Site Plan

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. RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BIKE SHARE
15. PEDESTRIAN BENCHES
16. FIRE CONTROL ROOM
17. BACK OF HOUSE
18. PUBLIC PLAZA/ARKLET

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 20'-0"

SITE PLAN

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit B-3

Level 1 Ground Floor Open Space

ahl.

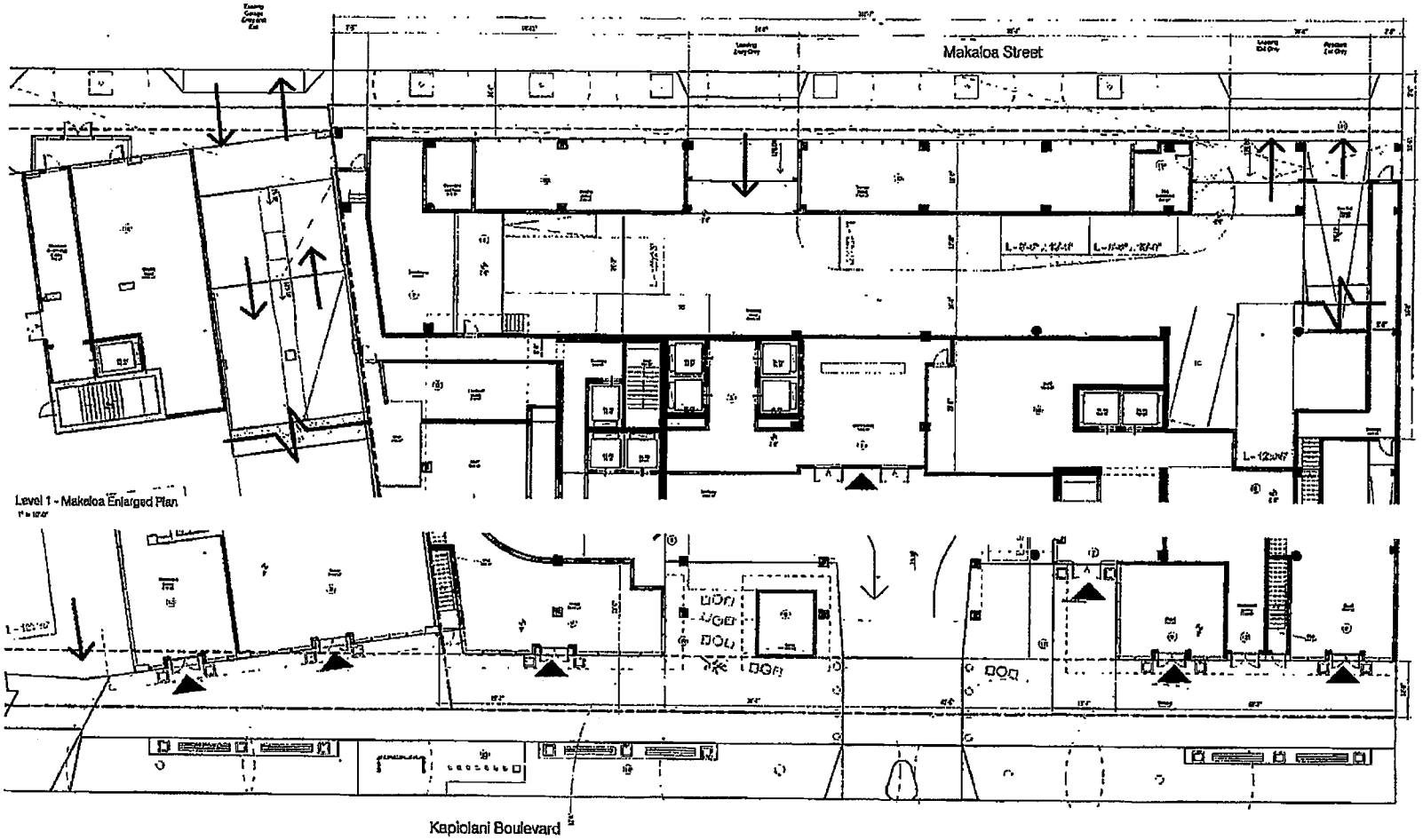
MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

GROUND FLOOR OPEN SPACE PLAN

Exhibit B-4



Level 1 - Makaloa Enlarged Plan

Level 1 - Kapiolani Enlarged Plan

HOTEL ENTRY	TRANSFORMER ROOM	BIKE SHARE
RESIDENTIAL LOBBY	RAMP TO PARKING	PEDESTRIAN BENCHES
ELEVATORS TO LOBBY LEVEL	RETAIL	FIRE CONTROL ROOM
RESIDENTIAL LOADING DOCK	SERVICE RETAIL	BACK OF HOUSE
HOTEL LOADING DOCK	RESIDENT EXIT ONLY	PUBLIC PLAZA/PARKLET
ELECTRICAL ROOM	RESTAURANT LOBBY	

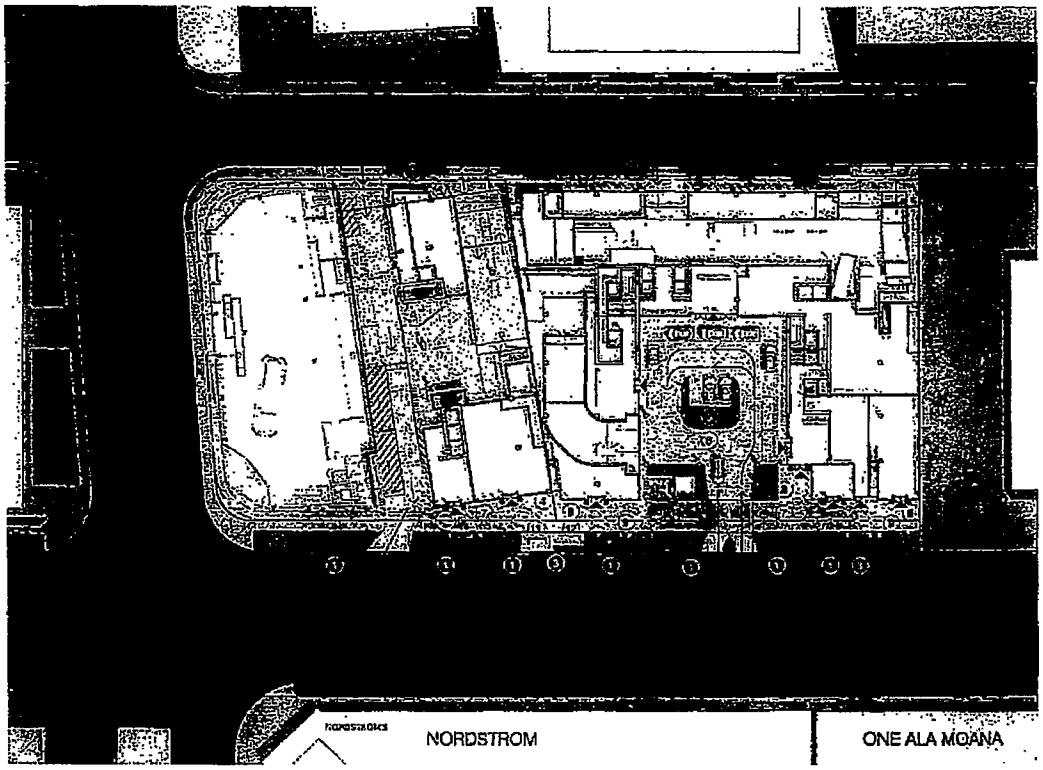
FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS

ahl
MANA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

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 W.TH 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.

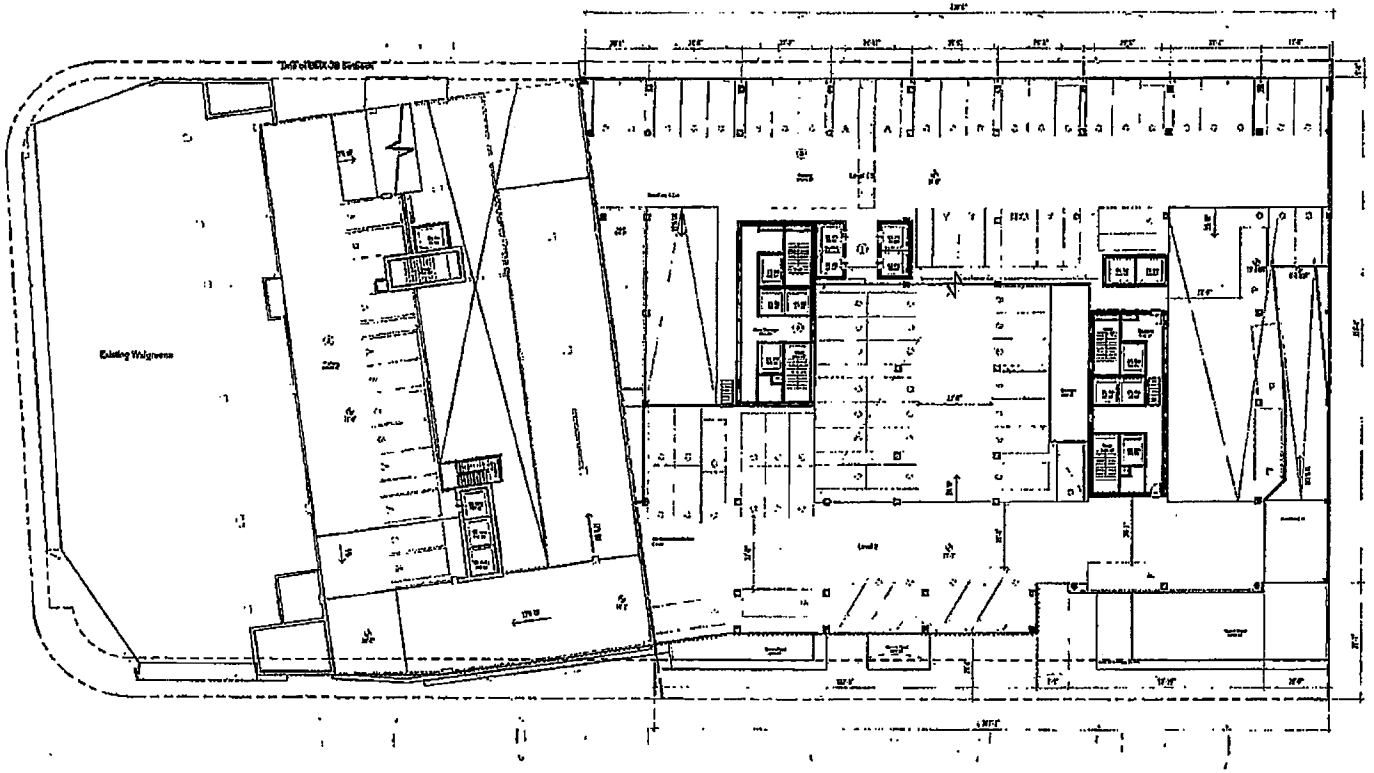
Exhibit B-5

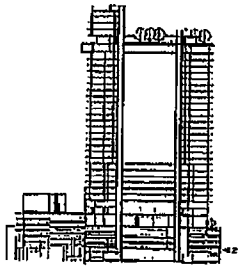
ahl. MANA OLANA

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

FIFTEEN HUNDRED

Exhibit C-2





Level 2 Parking

- HOTEL LOBBY AND BALLROOM ACCESS
- RETAIL PARKING
- HOTEL AND RESIDENT PARKING
- BIKE STORAGE

Parking Stall Key		
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
C	Compact	7'-6" x 15'-0"
CP	Compact Parallel	7'-5" x 19'-0"
L 8.5x18	Loading 8.5' x 19'	8'-5" x 19'-0" x 25'-0" (M)
L 12x35	Loading 12'x35'	12'-6" x 35'-0" x 14'-0" (H)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
V	Van	11'-0" x 18'-0" + 5' Aisle

FIFTEEN HUNDRED KAPIOLANI

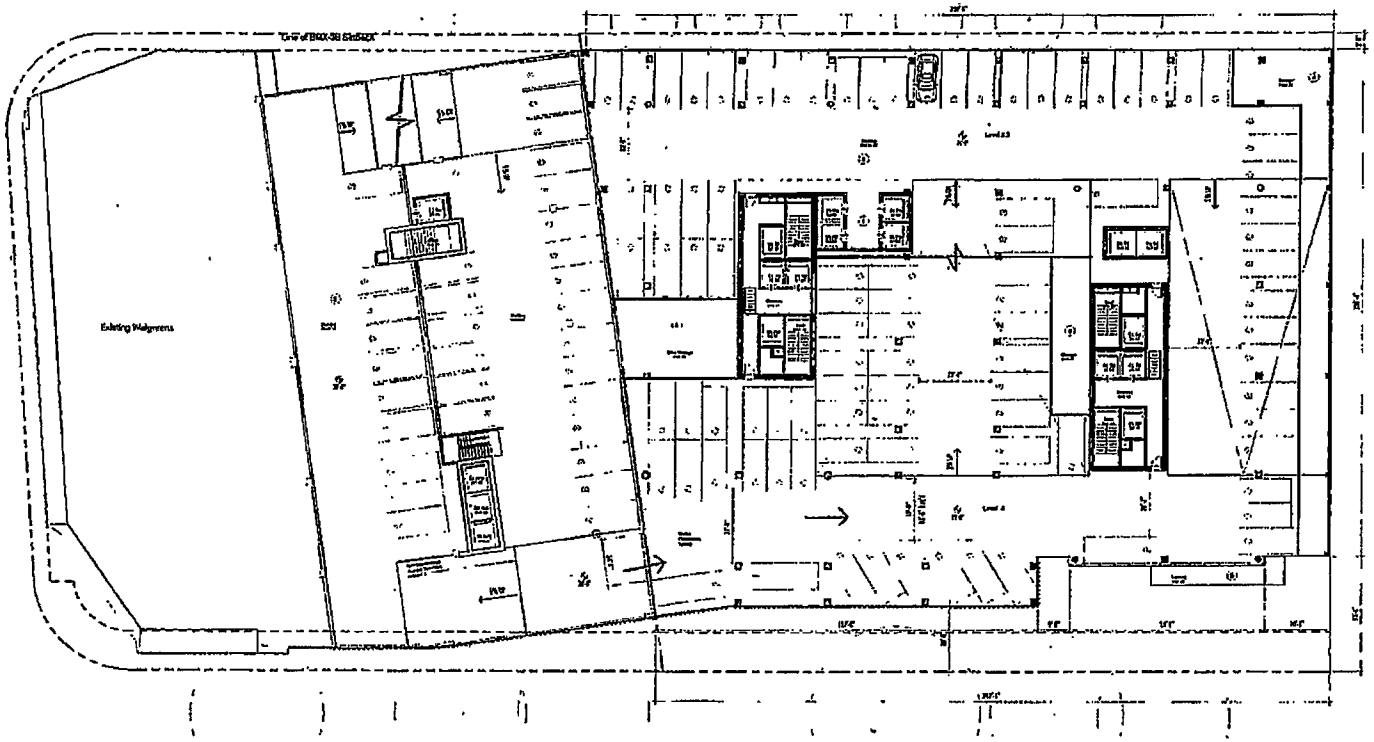
SCALE: 1" = 16'-0"

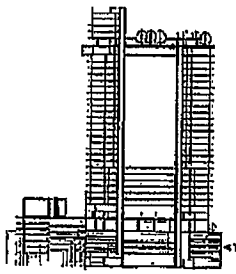
LEVEL 2 PARKING PLAN

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-3





Level 3 Parking
1/16" = 1'-0"
(LEVEL 4 SIMILAR)

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

1	HOTEL LOBBY AND BALLROOM ACCESS
2	RETAIL PARKING
3	HOTEL AND RESIDENT PARKING
4	STORAGE
5	TERRACE

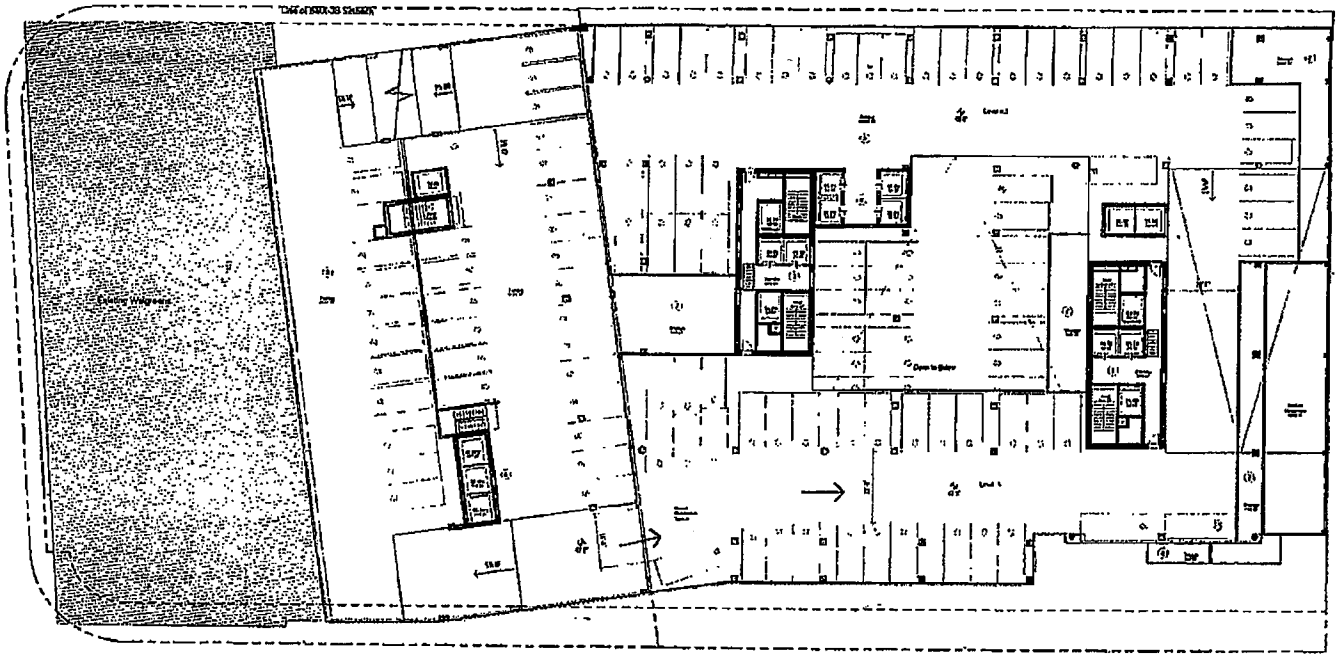
Parking Stall Key

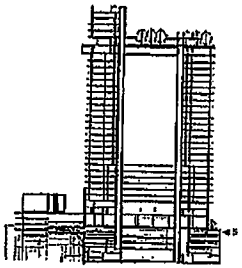
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
C	Compact	7'-6" x 15'-0"
CP	Compact Parallel	7'-6" x 18'-0"
L 8.5x18	Loading 8.5' x 18'	8'-6" x 18'-0" x 10'-0"(H)
L 12x35	Loading 12'x35'	12'-0" x 33'-0" x 14'-0"(H)
P	Parallel	8'-0" x 22'-0"
S	Standard	8'-6" x 18'-0"
V	Van	11'-0" x 18'-0" + 5' Aisle

LEVEL 3 PARKING PLAN

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-4





Level 6 Parking

- D RESIDENT ACCESS
- (R) RETAIL PARKING
- (G) HOTEL AND RESIDENT PARKING
- (H) HOTEL LOBBY AND BALLROOM ACCESS
- (R) RETAIL ACCESS
- (T) TERRACE
- (S) RESIDENTIAL STORAGE

Parking Stall Key		
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 8' Aisle
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" + 10'-0" TR
L 12x35	Loading 12'x35'	12'-0" x 35'-0" + 14'-0" TR
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
V	Van	11'-0" x 18'-0" + 5' Aisle

FIFTEEN HUNDRED KAPIOLANI

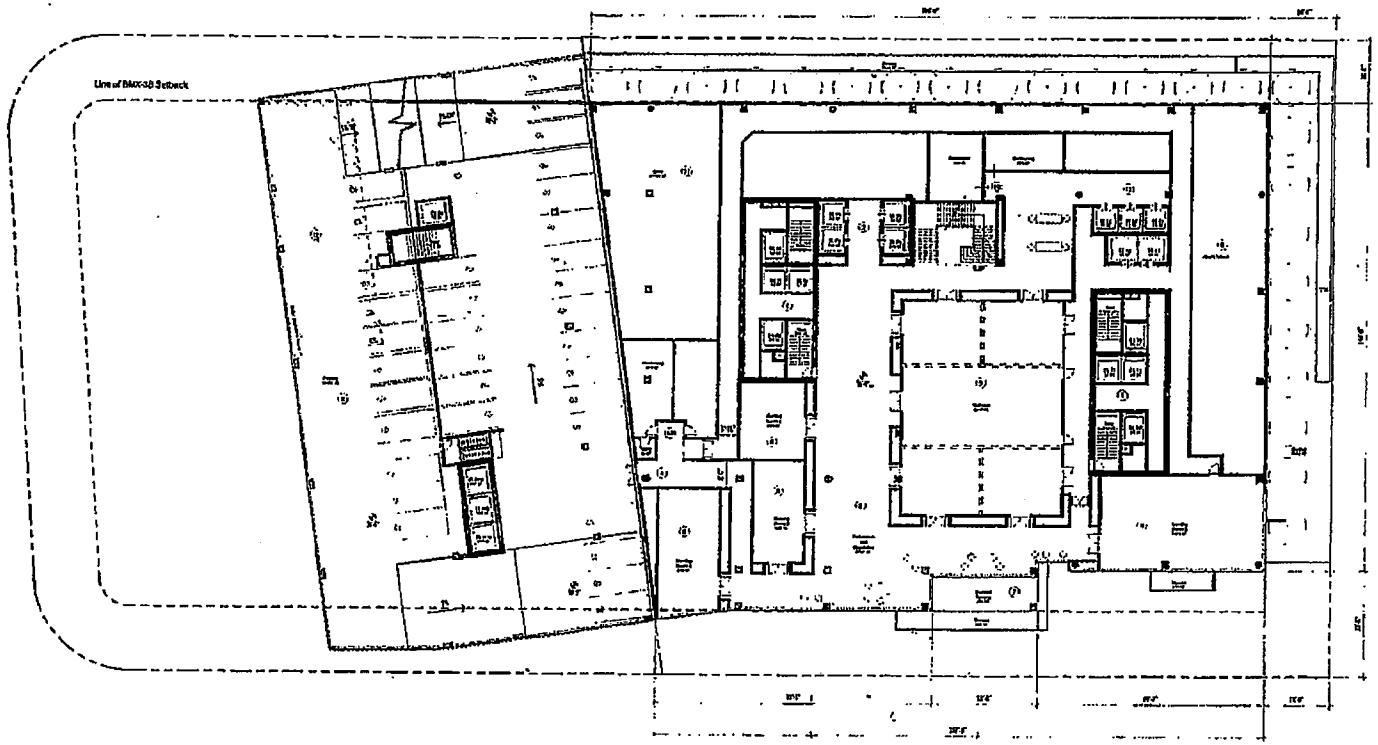
SCALE: 1" = 10'-0"

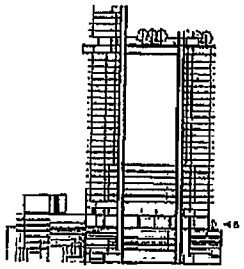
LEVEL 5 PARKING PLAN

ahl. MAYA O LANA

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-5





Level 6 Ballroom

1. RESIDENT ACCESS
2. RETAIL PARKING
3. HOTEL LOBBY AND BALLROOM ACCESS
4. CONNECTION TO EXISTING GARAGE
5. BALLROOM
6. BALLROOM PREFUNCTION
7. TERRACE
8. MEETING ROOMS
9. ROOM SERVICE KITCHEN
10. RESTROOMS
11. BACK OF HOUSE
12. MECHANICAL AREA ABOVE
13. GUEST LIFTS

FIFTEEN HUNDRED KAPIOLANI

LEVEL 6 BALLROOM PLAN

MANA'OLANA

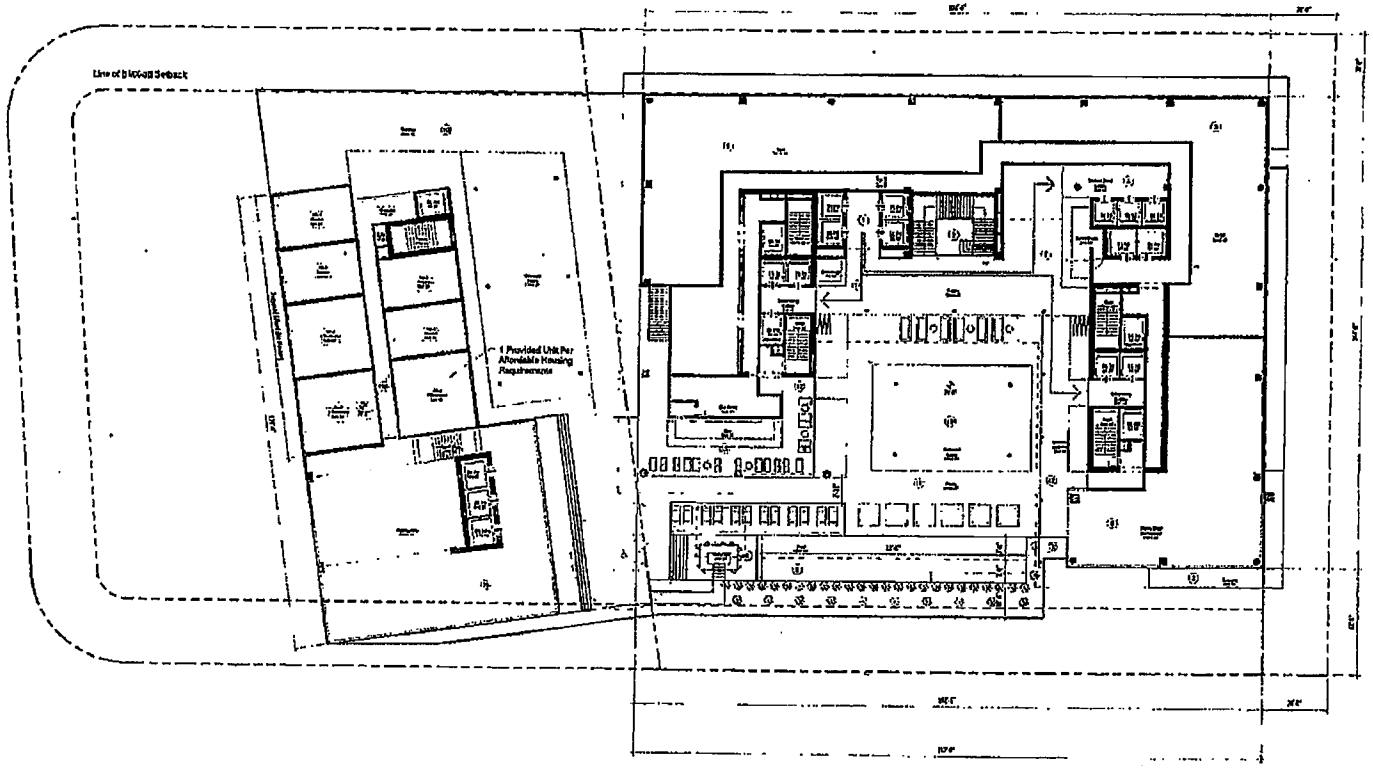
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

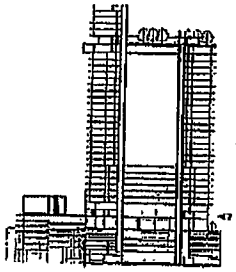
Exhibit C-6

ahl.

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017





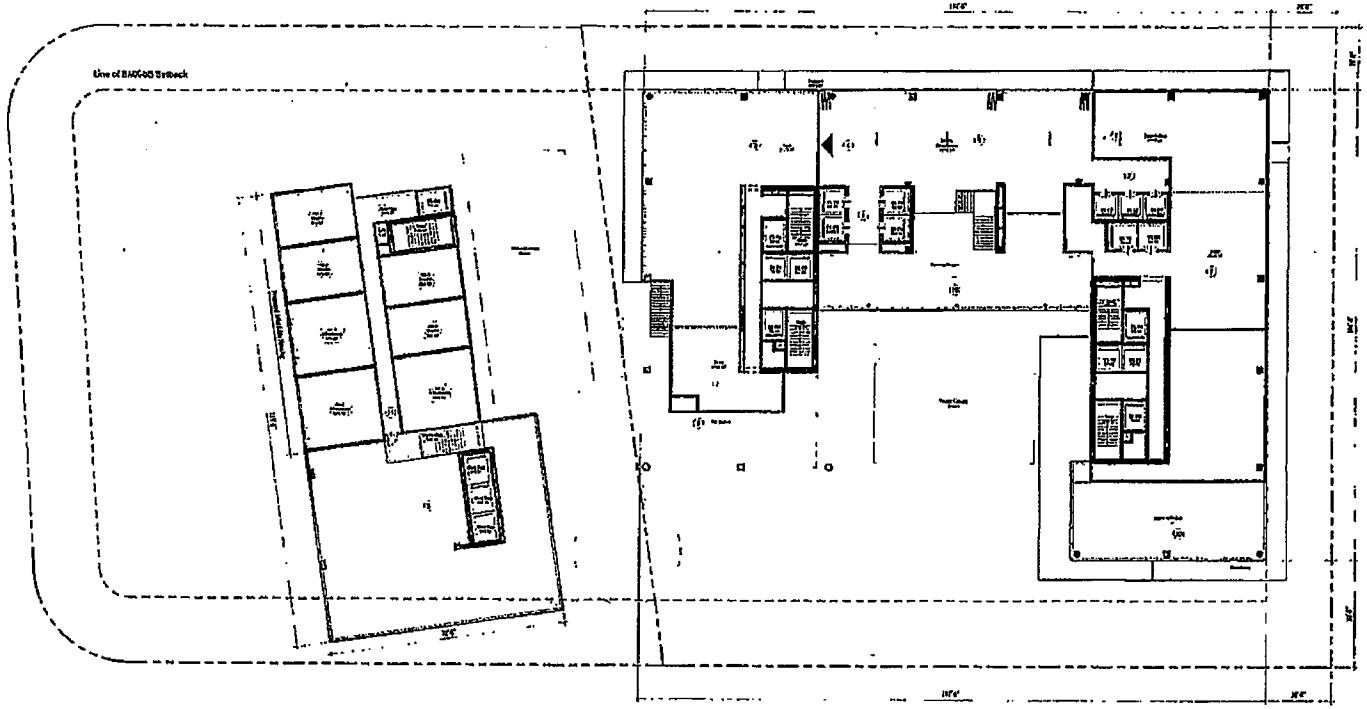
Level 7 Pool Deck

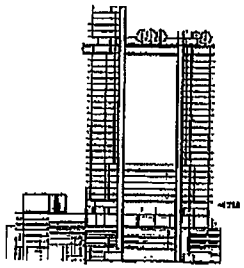
1. HOTEL LOBBY AND BALLROOM ACCESS
2. TERRACE
3. BACK OF HOUSE
4. GUEST LIFTS
5. SPA
6. THREE MEAL RESTAURANT
7. RECEPTION
8. SWIMMING POOL
9. SWIM-UP BAR
10. COVERED LANAI AND GARDEN
11. POOL DECK
12. RESIDENT ACCESS
13. BAR
14. CONCIERGE
15. RESTAURANT
16. PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

LEVEL 7 POOL DECK PLAN

Exhibit C-7





Level 7.5 Mezzanine

1. HOTEL LOBBY, BALLROOM, AND PARKING ACCESS
2. GUEST LIFTS
3. SPA
4. SPA ENTRANCE
5. RESTAURANT
6. BAR BELOW
7. BACK OF HOUSE
8. FRONT OFFICE
9. MEZZANINE
10. OPEN TO BELOW
11. PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

LEVEL 7.5 MEZZANINE PLAN

MANA'OLANA

1501 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

LEVEL 11 TYP. LINKED FLOOR PLAN

Exhibit C-8

LEVEL 14 DOG WALK PLAN

Exhibit C-9

LEVEL 21 TYP. TOWER FLOOR PLAN

Exhibit C-10

LEVEL 33 MECHANICAL/AMENITY PLAN

FIFTEEN HUNDRED KAPIOLANI

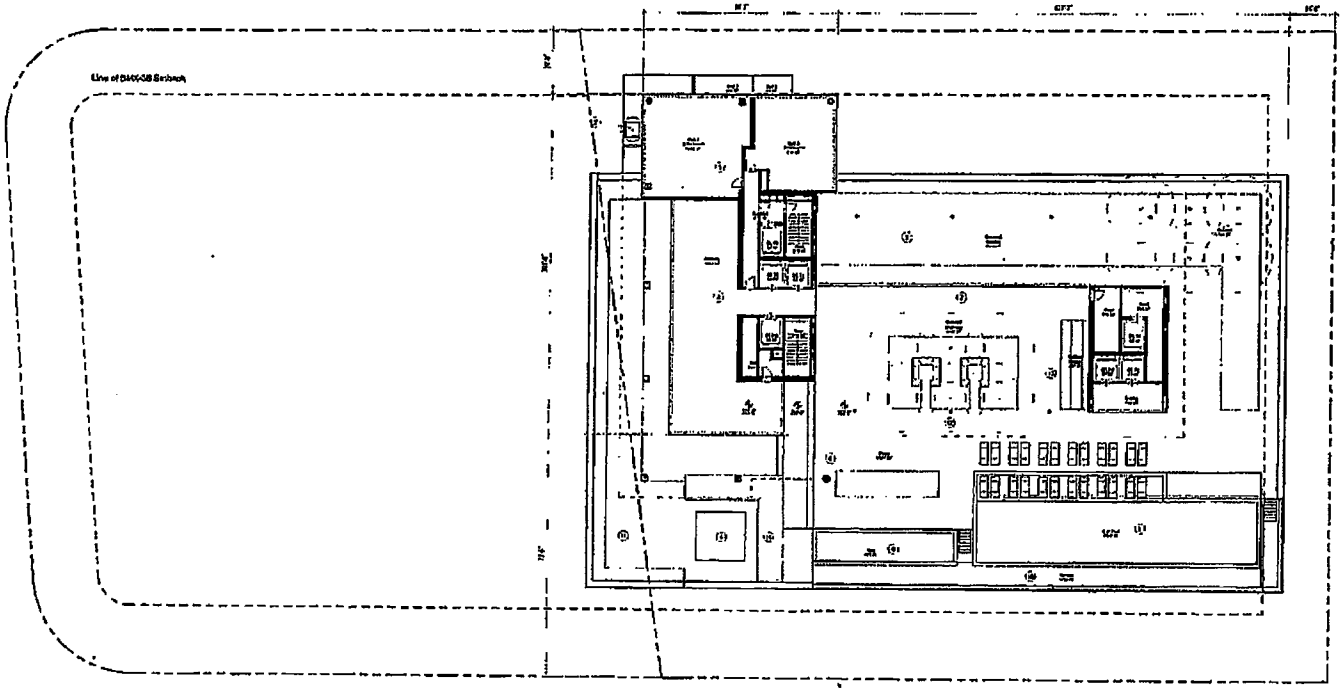
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

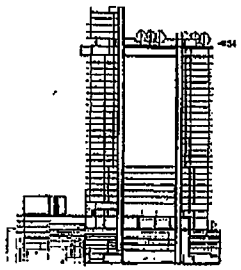
MĀNAʻOLANA

ahl.

Exhibit C-11

Exhibit C-12





Level 34 Amenity Pool Deck

(1) RESIDENCES
(2) PLANTER BOX
(3) RESIDENTIAL AMENITY AREA
(4) LANAI NOOK OCULUS
(5) COVERED CHILDREN'S PLAY LAWN
(6) SKY GARDEN
(7) GLASS WIND BREAK & CANOPY
(8) INFINITY - EDGE LAP POOL
(9) INFINITY - EDGE JACUZZI
(10) POOL MAINTENANCE ACCESS
(11) SEATING AREA
(12) COVERED SEATING GROVE
(13) OUTDOOR KITCHEN
(14) HILL GARDEN

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

LEVEL 34 AMENITY POOL DECK PLAN

MANA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

LEVEL 35 PENTHOUSES PLAN

FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

MAUKA OLANA

Level 35 Penthouses

Exhibit C-13

FIFTEEN HUNDRED KAPIOLANI

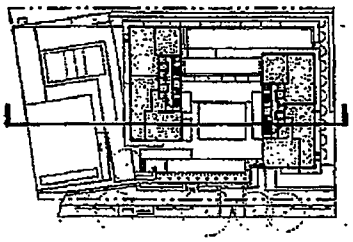
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

MANA OLANA

ROOF PLAN

Exhibit C-15

E/W SECTION



BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 8-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

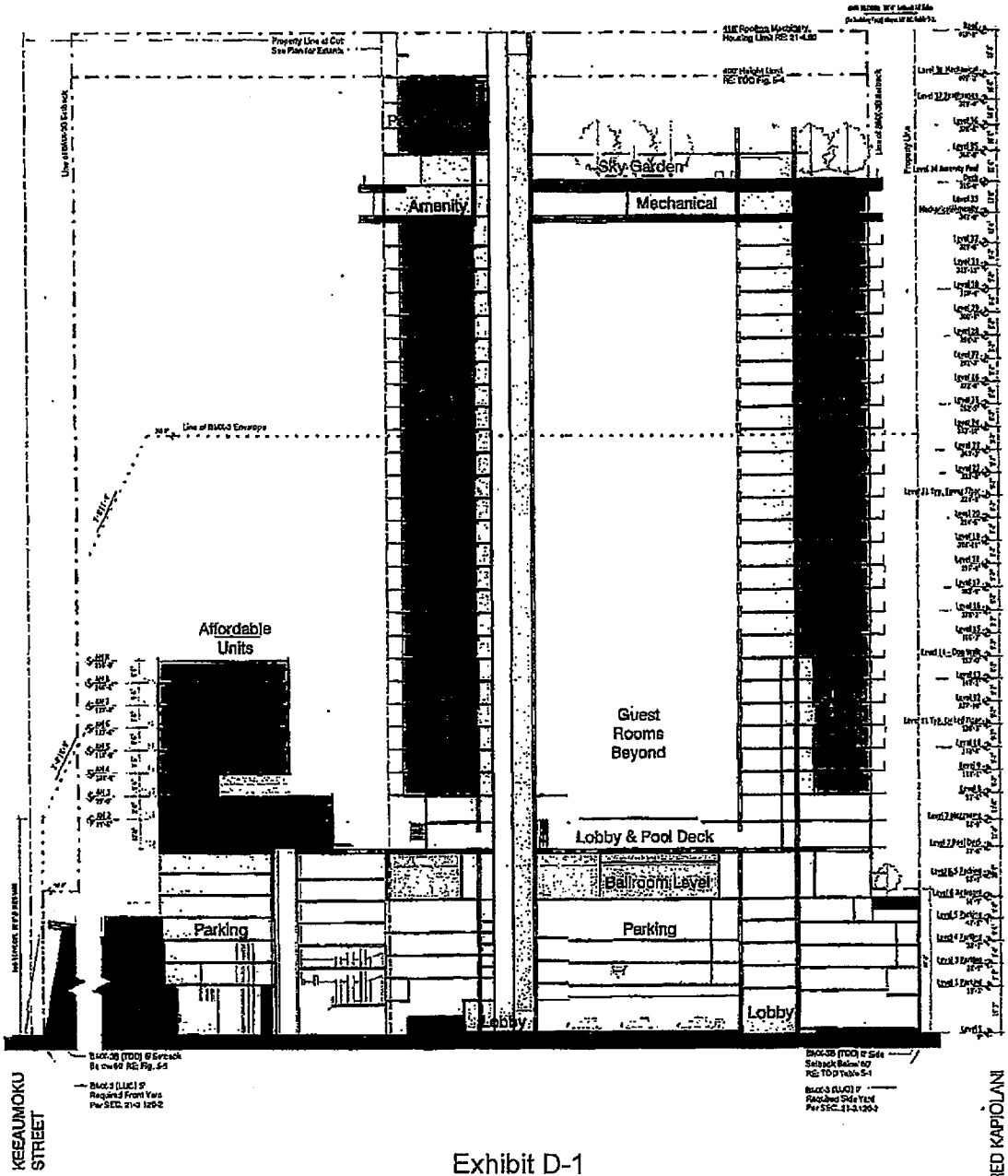
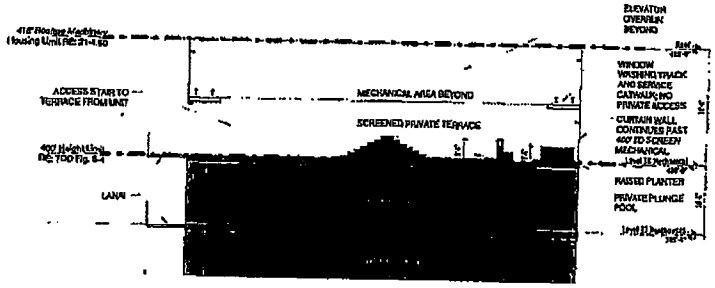


Exhibit D-1

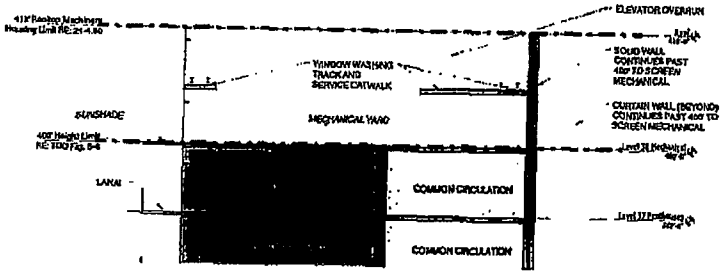
au workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

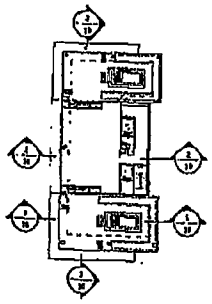
SCALE: 1" = 20'-0"



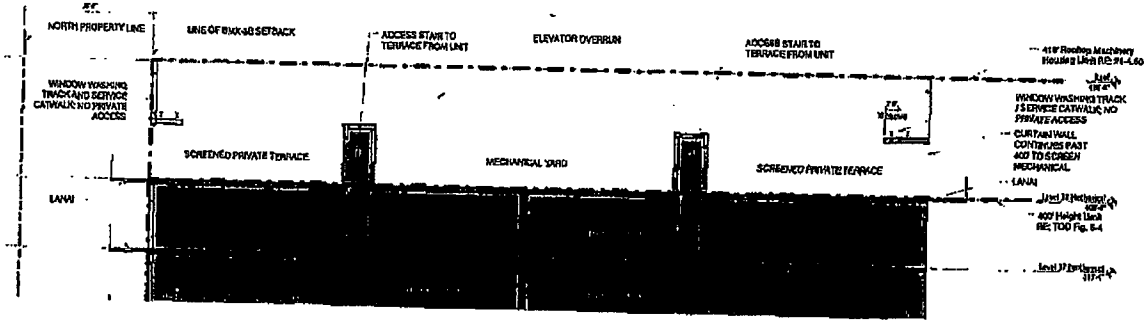
1 E/W ROOFTOP SECTION 1



2 E/W ROOFTOP SECTION 2



4 Level 38 Mechanical Key Plan



3 N/S ROOFTOP SECTION

Exhibit D-6

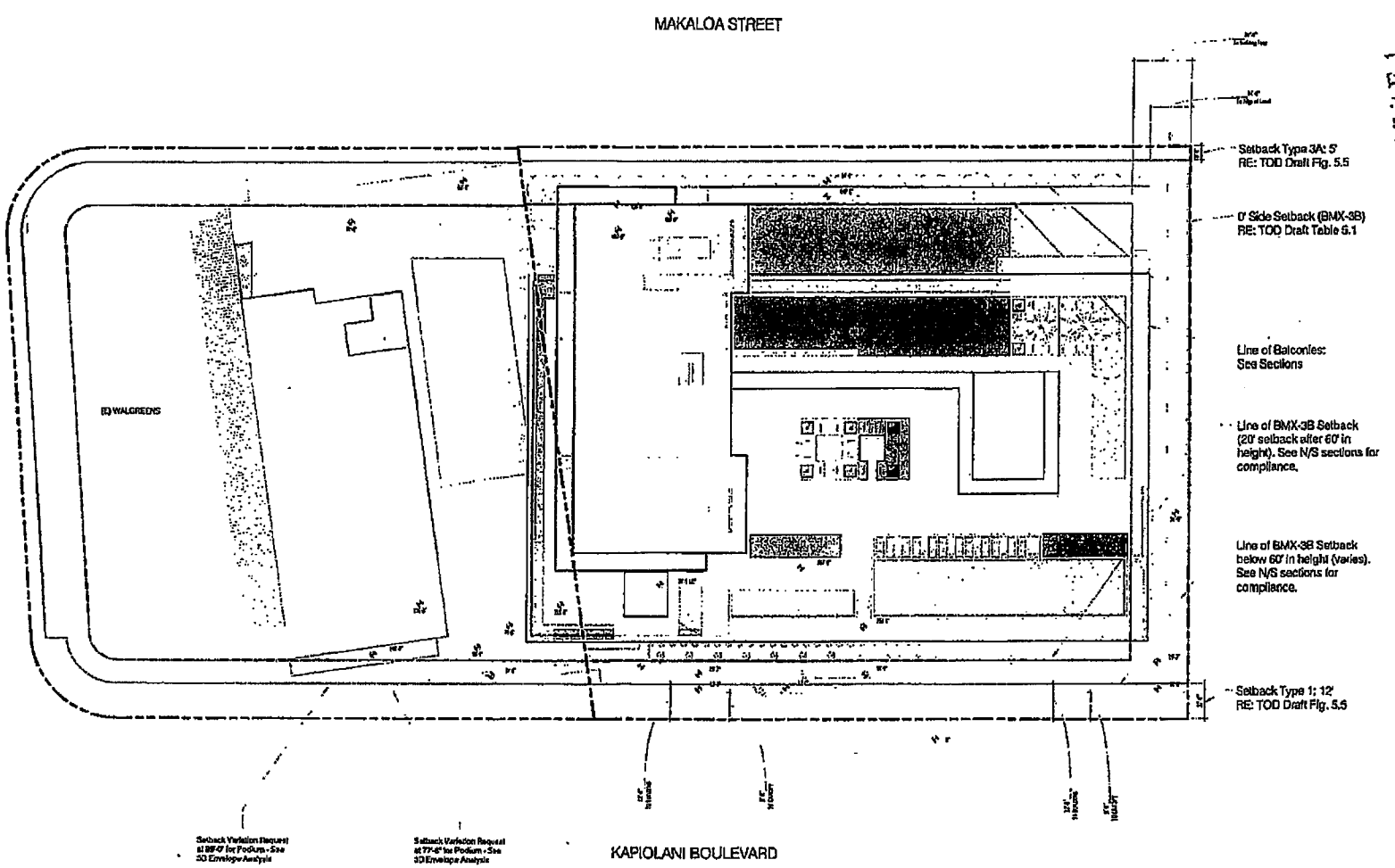
MAUKA TO OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 10'-0"

ROOF DETAIL SECTIONS

Exhibit E-1



Site Setback Analysis

ahl. architects hawaii

MANA'OLANA

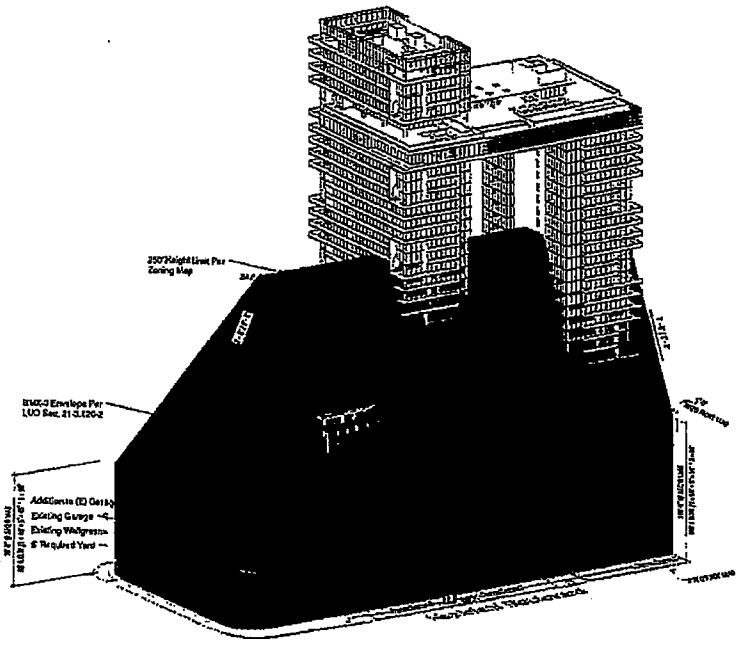
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

SETBACK ANALYSIS

CURRENT LUO (BMX-3) ENVELOPE ANALYSIS



Total Envelope Volume:	12,682,816 C.F.
Proposed Volume: (76.4% of Total)	9,693,220 C.F.
Volume outside of Envelope: (22.7% of Total)	2,883,321 C.F.

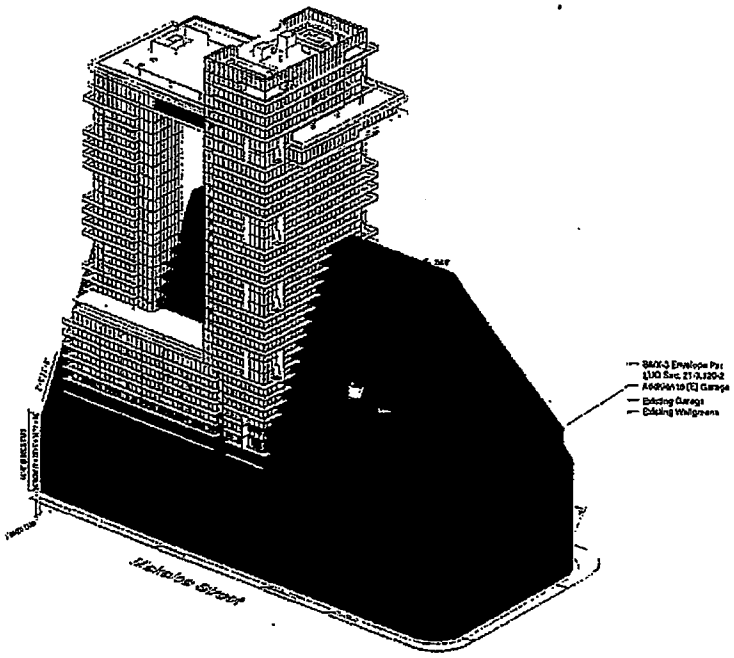


EXHIBIT E-2

[au] workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

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

EXHIBIT E-5

FIFTEEN HUNDRED KAPIOLANI

Total Envelope Volume: 22,280,100 C.F.
Proposed Volume: 9,653,200 C.F.
(43.5% of Total)
Volume outside of Envelope: 388,400 C.F.
(1.8% of Total)

1600 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | REV. 7 JUNE 2017

NOT TO SCALE

Exhibit F-2

VIEW FROM SOUTHWEST

FIFTEEN HUNDRED KAPIOLANI

EXHIBIT F-2

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

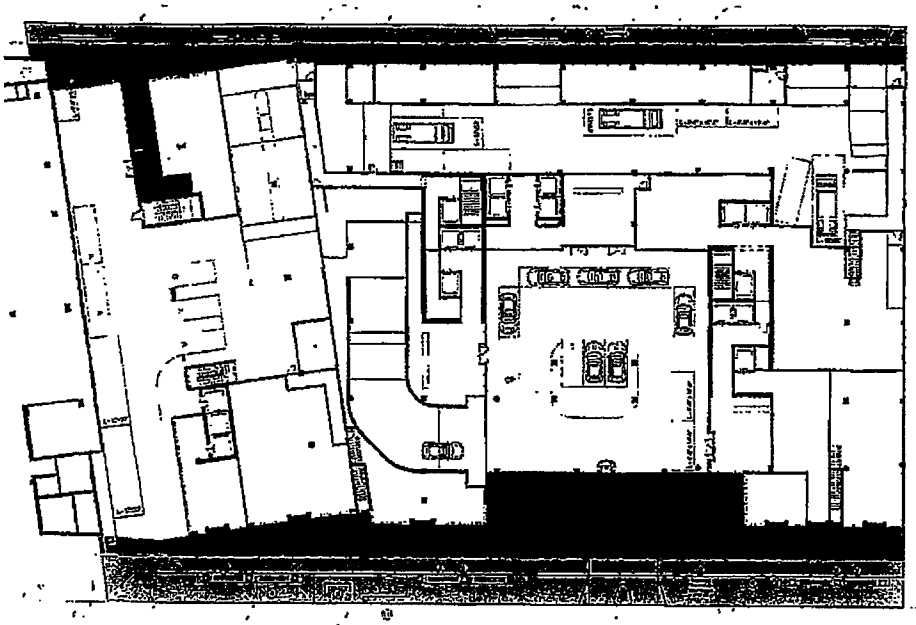
Exhibit F-3

FIFTEEN HUNDRED KAPIOLANI

PEDESTRIAN VIEW ALONG KAPIOLANI

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

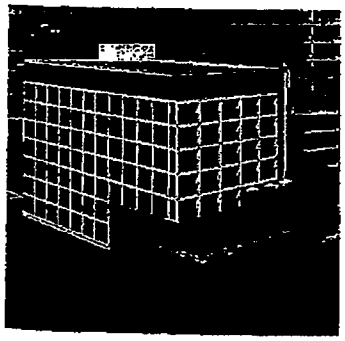
COMMUNITY BENEFITS













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)

EXHIBIT F-4

au workshop ahl. MANA`OLANA

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

SCALE: 1" = 20'-0"

FIFTEEN HUNDRED KAPIOLANI

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 17-221, CD1

Introduced: 08/15/17 By: RON MENOR – BY REQUEST Committee: ZONING & HOUSING

Title: RESOLUTION APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE 1500 KAPIOLANI CONDO-HOTEL AND RESIDENTIAL DEVELOPMENT PROJECT.

Voting Legend: * = Aye w/Reservations

08/31/17	SPECIAL ZONING AND HOUSING	CR-344 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
09/06/17	COUNCIL	CR-344 AND RESOLUTION 17-221, CD1 WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, PINE. 1 ABSENT: OZAWA.

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

RON MENOR, CHAIR AND PRESIDING OFFICER

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR

KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

2017/SDD-24(AB)

December 26, 2017

Mr. Keith Kurahashi
R. M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819

Dear Mr. Kurahashi:

SUBJECT: Interim Planned Development-Transit and
Special District Permit Application No. 2017/SDD-24

The Director of the Department of Planning and Permitting (DPP) has **APPROVED** the above-referenced Special District Permit, subject to certain conditions. The following documents are attached hereto:

- Director's Findings of Fact, Conclusions of Law, and Decision and Order (including the conditions of approval); and
- Exhibits A through J (submitted by the Applicant on October 25, 2017).

Any party wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or personal service of the Director's written decision (ZBA Rules Relating to Procedure for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the ZBA Rules require that a petitioner show that the Director based his/her action on an erroneous finding of a material fact, and/or that the Director of the DPP acted in an arbitrary or capricious manner, or manifestly abused his/her discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of the DPP. The filing fee for appeals to the ZBA is $400 (payable to the City and County of Honolulu).

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION
BY
MANAOLANA AREP III HOLDINGS, LLC
FOR A
MAJOR SPECIAL DISTRICT PERMIT

FILE NO. 2017/SDD-24

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION AND ORDER

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT:	Manaolana AREP III Holdings, LLC
LANDOWNERS:	Manaolana Partners 1500, LLC and Haeri Hacienda Plaza, LLC
AGENT:	R. M. Towill Corporation (Keith Kurahashi)
LOCATION:	1460, 1470, 1488, and 1500 Kapiolani Boulevard; and 508 and 611 Keeaumoku Street – Pawaa Kai/Ala Moana
TAX MAP KEYS:	2-3-021: 043 and 044 (formerly parcels 007 through 010)
LOT AREA:	78,973 Square Feet
STATE LAND USE DISTRICT:	Urban
DEVELOPMENT PLAN AREA:	Primary Urban Center
EXISTING ZONING:	BMX-3 Community Business Mixed Use District
PROPOSED TOD ZONING:	BMX-3B Kapiolani Mixed Use District
EXISTING USE:	Retail establishment (Walgreens) and a medium-density commercial structure with variety of retail and office uses.
SURROUNDING LAND USES:	Retail and eating and drinking establishment, cabaret, warehouse, and multi-family dwelling units. The future Ala Moana transit station will be located about 600 feet from the subject property.

The conceptual Project plan was approved by the City Council under Resolution No.17-221, CD1 (Resolution) on September 6, 2017 (included as Attachment A), which included preliminary drawings and exhibits, and now will be reviewed in greater detail for final action by the Department of Planning and Permitting (DPP), pursuant to Land Use Ordinance (LUO), Section 21-110-2(h). This report will analyze the 400-foot-high mixed use development (Project) for compliance with the goals, objectives, and development standards of the future Transit-Oriented Development (TOD) Special District (SD), as presented in Ordinance No. 17-54 (Ordinance), which amends the LUO relating to the TOD SD. The Ordinance will not be effective until a comprehensive affordable housing policy (Bill 58, 2017) is adopted; nonetheless, it provides a valuable framework for reviewing this TOD SD Project. Further, this review will analyze the Project against the conditions of the Resolution.

The Report and Recommendation associated with the Resolution, along with the Exhibits transmitted by the DPP to the City Council, is on file with the DPP. The Applicant submitted additional plans on October 25, 2017, which are attached as Exhibits A through J, that will be analyzed within this report. The conditions of approval of this TOD SD Permit will be in addition to the conditions of the Resolution.

B. Proposal: As authorized by the Resolution, the Applicant proposes to develop the Project in the BMX-3 Community Business Mixed Use District within a quarter mile of the future transit station in the Ala Moana neighborhood. The Project includes a full service hotel (Hotel) containing 444-dwelling units (condo-hotel), six penthouse multi-family dwelling units (Penthouse Units), 78 affordable multi-family dwellings (Affordable Units), and a variety of commercial uses, personal services, and eating and drinking establishments. The development also includes the existing Walgreens flagship store. The Project includes a total of 727,725 square feet of floor area, or a Floor Area Ratio (FAR) of 9.215.

The existing structure containing the former Heald College will be demolished. The Walgreens building will remain, and its existing parking structure will be incorporated into the development. The new building podium will be seven stories high. The Affordable Units are proposed in an approximately 156-foot-tall tower atop the existing parking structure, and 444 condo-hotel units and six residential dwellings are proposed in the two 322-foot-tall towers atop the new 78-foot-tall podium. See Exhibits A through J for drawings and renderings.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of the Site/Surrounding Uses: The Project site is generally flat and about 78,973 square feet in lot area. The site is about 400 feet by 210 feet, and comprises almost half of the block bounded by Kapiolani Boulevard, Keeaumoku Street, Makaloa Street, and Kaheka Street, which are all City streets. The site is generally rectangular, and is occupied by the existing two-story Walgreens store, a parking structure, and the mid-rise Heald College building, which includes office, retail, and other commercial uses. The site and surrounding area is zoned BMX-3 Community Business Mixed Use District and is in the State Land Use Urban District.

The site is bounded by Kapiolani Boulevard to the south, Makaloa Street to the north, and Keeaumoku Street to the west, and a lot developed with a one-story commercial building to the east. There are existing street trees along Kapiolani Boulevard (monkeypod trees), and no trees along Keeaumoku and Makaloa Streets.
The site is surrounded by dense mixed-use developments, including retail uses (e.g., Wal-Mart, Sam's Club, and Ala Moana Center), offices, restaurants, and multi-family dwellings. The Ala Moana transit station is proposed at Kona Iki Street and Kona Street, about 600 feet from the Project. The Manaolana Place Hotel and Residential Condominium Development [an Interim Planned Development – Transit (IPD-T) project approved by Resolution No. 16-172 CD1, FD1] is less than half a mile away, at the intersection of Kapiolani Boulevard and Atkinson Boulevard. Three other IPD-T projects have also been proposed in the area, and are under review by the DPP at the time of this report.

B. Other Permits/Approvals Required: Permits required by the City and County of Honolulu include:

- Sidewalk Variance
- Sewer Connection
- Park Dedication
- Construction Plan Approval
- Demolition and Building
- Trenching and Drain Connection Permits
- Grading
- Street Usage Permits
- Subdivision approval to designate easements for public utilities, access, and/or sidewalks

Approvals required by the State include an archaeological inventory survey plan, National Pollutant Discharge Elimination System Permit, Construction Noise Permit, and Clean Air Permit.

C. Environmental Review, Chapter 343, Hawaii Revised Statutes (HRS): The Project is not subject to an assessment under Chapter 343, HRS, the State Environmental Impact Law.

D. Flood District: According to the Flood Insurance Rate Maps, Panel No. 0362G, dated January 19, 2011, most of the site is in Zone X, and portions of the site along Kapiolani Boulevard and near Keeaumoku Street are within Zone AE (elevation six feet). Zone X is outside of the 0.2 percent annual chance (or 500-year) flood; Zone AE (elevation six feet) include areas with a one percent annual change of flood inundation. Compliance with the flood hazard ordinance is required prior to the issuance of building permits.

E. Public Agency and Community Comments: Public agency and community comments are documented in the DPP's Report and Recommendation in support of the IPD-T Permit. The Report and Recommendation also contains written testimonies submitted for the DPP's Public Hearing held on June 28, 2017. Several members of the public also testified at the City Council meetings for the Project. According to its records, the City Council received 26 letters; 20 letters in support, two letters in opposition, and four

City Council received 26 letters; 20 letters in support, two letters in opposition, and four comment letters without explicit support or opposition of the Project. Further, the Council received 218 copies of the same letter in support of the Project, all signed by different individuals.

F. Oahu General Plan (GP) and Primary Urban Center Development Plan (PUCDP): The proposal was determined to be compliant with the GP and PUCDP by the City Council with the approval of the Resolution.

G. Draft Ala Moana Neighborhood TOD Plan: The Ala Moana Neighborhood TOD Plan (TOD Plan) is currently being reviewed by the City Council as Resolution No. 17-314, CD1. The Plan envisions the Ala Moana station area to be a livable urban community and a model for walking, biking, and transit usage.

H. TOD SD, Ordinance No. 17-54: The TOD SD has been established, and the general land use and design standards are applicable to the Ala Moana area TOD SD. The Ordinance will be effective with the adoption of a comprehensive affordable housing policy (Bill 58, 2017); however, the design principles of the TOD SD will not change. The TOD SD, which now includes detailed specifications for the Waipahu TOD station area, will be continually amended to add additional TOD station areas.

I. IPD-T Approval, Resolution No. 17-221, CD1: The City Council approved the IPD-T request with conditions relating to height and density, parking, buildable area, height setback, community benefits (e.g., affordable housing), traffic and pedestrian circulation, landscaping, street improvements, and standard conditions relating to compliance with other rules and regulations.

By the Resolution, the Applicant obtained flexibility to modify the allowable uses, density, building height limit, street centerline height setback, parking, and landscaping. In adopting the Resolution and approving the conceptual Project plan, the City Council concluded that, subject to certain conditions of approval, the conceptual design is consistent with the goals and objectives of TOD and the provisions enumerated in the LUO, Section 21-9.100-4. It also concluded that the requested flexibility is commensurate with the contributions described in the Project plan.

III. ANALYSIS

Since the Council approved the conceptual plan for the Project, the application will be reviewed in detail for compliance with the TOD SD and final action by the DPP, pursuant to the LUO, Section 21-2.110-2(h). This final approval by the Director is considered a Major Special District Permit for the Project. Anticipating that the TOD standards will not change with the adoption of Bill 58 (2017), the analysis is based on the TOD SD, Ordinance No. 17-54.

A. TOD Plan: The Project, as approved in the Resolution, meets the general purpose and intent of the TOD Plan because it will support transit ridership by creating a hotel, residences, commercial activities, and restaurants at the terminus of the rail alignment, right across the street from the Ala Moana Center. Furthermore, the Project will help create a livable urban community by incorporating affordable housing units and a variety of alternative transportation improvements.

B. TOD SD, Ordinance No. 17-54:

1. Use Regulations and Specific Use Standards: The approval of the Resolution allowed for the establishment of a full-service hotel on the site. Other proposed uses, such as multi-family dwellings, eating and drinking establishments, personal services, or retail establishments comply with the underlying zoning district.

   The TOD SD requires 80 percent of the ground floor frontage to be dedicated to active uses along key streets. Assuming Kapiolani Boulevard and Keeaumoku Street are likely candidates for key street designation, this standard should be applied to the ground floor frontages along these streets. According to the plans submitted, all proposed ground floor establishments are active uses. Future compliance with this standard will be confirmed during the processing of individual tenant building permits.

2. Density and Height: The TOD SD and TOD Plan will allow a maximum FAR of 10 on the site, with the approval of a Planned Development-Transit (PD-T) permit. The Resolution established a maximum density of 727,725 square feet, which equates to a FAR of 9.215, pursuant to Condition A. Building permit plans must show compliance with this limit. The exhibits approved under the Resolution, and those submitted with this application, are not sufficiently detailed to determine the exact floor area proposed for the site. Compliance with the Resolution will be determined during the review of building permits. No new conditions of approval are necessary.

   The TOD SD and the TOD Plan establish a maximum height for the site of 400 feet with the approval of a IPD-T. The Resolution established a maximum height for the Project at 400 feet. Condition B of the Resolution required the Applicant to modify the plans to show the building complying with a 400-foot height limit and LUO, Section 21-4.60(c)(1). The Applicant submitted a modified plan, including a detailed roof plan and section as part of this application; however, LUO, Section 21-4.60(c)(1), only allows necessary mechanical appurtenances, and utilitarian and architectural features to exceed the height limit up to a maximum of 18 feet. The updated drawings show an 18-foot-high solid wall, a catwalk, a window-washing track, a private-terrace screen, raised planters, pools, and a concrete sit-wall above the 400-foot height limit. The aforementioned structures are not permitted pursuant to the LUO. The access stairs and elevators are permitted up to a height of 418 feet. The curtain wall and terrace wall are limited to 42 inches above 400 feet, as security features only. Thus, the submitted plans do not meet the requirement of Condition B of the Resolution, and the roof plan will need to be further revised. This will be required as a condition of approval.

3. Height Setback, Yards, Façade, and Building Placement:

   a. Height Setback: The LUO height setbacks may be modified through the approval of a PD-T or IPD-T. Condition E of the Resolution established a height setback of 20 feet, beginning at a height 60 feet above the buildable area boundary. Only active spaces or areas fully screened with

a green wall may encroach into this setback. The updated plans indicate compliance with this condition; therefore, no new condition is necessary.

b. Yards and Setback Areas: Condition D of the Resolution established the buildable area boundary. Only existing structures, awnings, or architectural features approved by the DPP may encroach into the established setback. Furthermore, 65 percent of the building façade along Kapiolani Boulevard and Makaloa Street must be at the buildable area boundary line. The application states that the updated site plan and street frontage plan (Exhibits A and B) show about 80 percent of the frontage along Kapiolani Boulevard and 66 percent of the frontage along Makaloa Street at the buildable area boundary. Building permit plans should specifically indicate this measurement when submitted for building permit review. This will be required as a condition of approval.

c. Building Placement and Setback Improvements: Pursuant to the TOD SD, the setback area between the property line and the building façade must be improved with a combination of hard surface and landscaping that does not obstruct pedestrian access to the setback area. Pedestrian amenities, such as benches and publicly accessible seating, portable planters, trash and recycling receptacles, or bicycle facilities, may be located in the setback area. Awnings and other sunshade devices may exceed the 36-inch horizontal projection limit established in Section 21-4.30(b). The updated street frontage plan shows that the Project will comply with these standards by providing an at-grade sidewalk that extends to the building façade on all sides of the building, and pedestrian amenities such as benches, planters, seats, tables, and a location-specific piece of functional art (such as a street clock). The sidewalk expansion area will be of the same materials as the public sidewalk, and will continue across all driveways. No new conditions are necessary.

4. Building Orientation, Entrances, and Transparency: The TOD SD requires building façades to be predominantly oriented to and parallel with the street, property line, or adjacent public spaces. Primary building entrances must be placed along the street frontages. Where multiple businesses are located along the façade of the ground floor of a building, each establishment must have a separate entrance on the street frontage. Furthermore, the TOD SD recommends that at least one entrance be placed every 50 feet of building façade.

The Project is consistent with these standards; however, the Project plans are conceptual, and the ultimate build out of the tenant spaces are subject to change. Therefore, a general condition of approval to require at least one entrance every 50 feet of the ground floor building façade is imposed.

Finally, the TOD SD establishes standards for transparency, blank wall limits, and required opening for ground-floor façades. The plans submitted are not of sufficient detail to review for compliance with the TOD SD; therefore, as a condition of approval, building permit plans must show transparent windows,

doors, or other openings for at least 60 percent of the building façade between 2.5 and 7 feet above the sidewalk level. Blank walls will not be allowed to extend more than 25 feet, and an opening must be designed to provide views into work areas, display areas, sales areas, lobbies, similar active spaces, and window displays, at least 3 feet deep. Ground floor windows and doors must be transparent and non-reflective. These are imposed as conditions of approval.

5. Pedestrian Walkways: Condition G of the Resolution required a safe, well-lit, pedestrian connection from Kapiolani Boulevard to Makaloa Street through the Project, and recommends a connection through the hotel lobby to Makaloa Street. Exhibits A through C show the walkway through the loading area of the Walgreens parking lot and a new walkway on the far Diamond Head side of the proposed building. The new walkway is about 300 feet from the nearest through-block connection from Kapiolani Boulevard to Makaloa Street (Walgreens walkway), and about 400 feet from the Keeaumoku Street sidewalk. This new walkway does not meet the intent of the original condition. Due to the large footprint of the development on the site, dedicated, internal pedestrian connections between Makaloa Street and Kapiolani Boulevard are critical. A public access easement should be secured for the internal driveway of the Walgreens parking structure, and the affordable housing lobby should have a clearly identifiable walkway from Kapiolani Boulevard to the lobby on Makaloa Street. Similarly, the hotel lobby should have access to and from Makaloa Street to provide sufficient pedestrian connectivity across the site. The proposed Diamond Head walkway is insufficient because it does not provide a connection from Makaloa Street to the lobby, is far away from any primary entrance to the Project and is unlikely to be utilized, and creates a hazard for pedestrians and vehicles exiting the Project on the mauka side of the building due to inadequate sight lines. Therefore, a new pedestrian connection or walkway that is designed to be safe, well lit, and not open to a back-of-house operation (such as a dedicated loading area or trash area) should provide a connection from the hotel lobby to Makaloa Street. These are imposed as conditions of approval.

6. Parking and Loading: Condition C of the Resolution established the maximum number (537) and minimum number (274) of off-street parking spaces required for the site. The Applicant is proposing to provide 537 parking spaces. No condition is necessary.

   The Applicant is also proposing to provide seven loading spaces, four of which are full sized, as shown on Exhibits A and C. This complies with Condition C of the Resolution; however, the revised shared exit driveway for the parking structure and loading area on Makaloa Street will not be allowed, pursuant to Condition 3b of the Resolution. The exit for the parking structure is permitted, but provisions should be made for service vehicles to exit elsewhere to avoid unnecessary and dangerous conflicts between two multi-level exit ramps, pedestrians, and vehicular traffic on the street. To eliminate additional pedestrian and traffic conflicts, the Applicant should consider widening the in-only loading driveway to accommodate a two-way driveway, provided all maneuvering and loading activities can be contained on site. This is imposed as a condition of approval.

The Resolution required the Applicant to provide 157 bicycle parking spaces, 21 of which must be conveniently located on the ground floor. The majority of the 157 bicycle parking spaces are shown in the parking structure on the third floor (see Exhibit E). Exhibits A and C show 21 bicycle parking spaces in the loading zone of the Walgreens parking structure. Seeing as the spaces are in the loading zone on the Ewa side of the Project, and not adjacent to any primary entrances, this location does not provide convenient access to the entire site for bicyclists; therefore, prior to issuing a building permit, at least 10 of the 21 ground floor bicycle parking spaces should be relocated to the porte cochere, near the final location for the bikeshare station(s), or another convenient location for cyclists within the site. This is imposed as a condition of approval.

In this SD Permit review, the Project was evaluated against those elements, along with the proposed design standards for the TOD SD areas, and the DPP has found that, subject to certain conditions of approval, the Project meets the goals and objectives of TOD, as enumerated in the LUO and the TOD SD.

C. Other Development Considerations and Conditions of the Resolution: The Resolution contained several conditions of approval that required updated drawings or additional information. New drawings and additional information were submitted as part of this application; the following sections will summarize those Project elements and their corresponding conditions of approval.

1. Conditions I.1 and I.5.b of the Resolution required the Applicant to identify a new location for and complete an agreement with Bikeshare Hawaii to implement, fund, and maintain an on-site bikeshare station with at least 20 docking stations. The new locations must receive a minimum of four hours of sunlight per day to operate. The Applicant has proposed two locations, one on Makaloa Street and one on Kapiolani Boulevard. Both of these locations appear to be covered by an awning or a roof structure; however, if Bikeshare Hawaii agrees to these locations, and the Applicant supplies and pays for any electrical costs for operating the stations off solar power, then the Conditions will be met. A confirmation letter from Bikeshare Hawaii, or its successor, will be required to confirm compliance with the Resolution. This is imposed as a condition of approval.

2. Condition I.3.c of the Resolution required the small plazas to be screened from nearby parking and loading areas. Exhibits A and B show two new bamboo screening hedges along the interior side of the small plazas. This complies with the condition of the Resolution.

3. Condition F of the Resolution requires the Applicant to provide 78 affordable housing studio, one- and two-bedroom units on site. Exhibits G though I show the typical floor plans for the affordable housing units, and they include 77 studio or one-bedrooms units, and a single two-bedroom manager's unit. The single two-bedroom manager's unit must also be an affordable unit in accordance with Condition F of the Resolution. In order to ensure the delivery of the units, prior to the issuance of any hotel or residential unit building permits, the Applicant must execute or cause to be executed an agreement to participate in an affordable housing plan as described in the Resolution, or as amended and approved by the City Council. This is imposed as a condition of approval.

IV. CONCLUSIONS OF LAW

Based on the foregoing Findings, the Director has made the following conclusions:

A. The Project, subject to certain conditions of approval, will comply with the Resolution;

B. The Project concept, as a unified plan, will not adversely affect adjoining uses, and is in the general interest of the public;

C. The requested Project boundaries and requested flexibility with respect to development standards and use regulations are consistent with the objectives of TOD and the provisions enumerated in Section 21-9.100-4; and

D. Upon implementation of the conditions of approval, the requested flexibility with respect to development standards and use regulations is commensurate with the public amenities and community benefits proposed.

V. DECISION AND ORDER

Based on the Analysis and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) hereby grants APPROVAL of the Special District Permit, subject to the following conditions:

1. Except as modified by these conditions of approval, all work shall be in accordance with the approved conceptual Project plan, as described herein and approved under Resolution No. 17-221, CD1 (Resolution). Any modification to the Project and/or approved conceptual Project plan shall be subject to the prior review of and approval by the Director of the DPP. Minor modifications shall be processed in accordance with Condition U of the Resolution. Major modifications shall require a new Interim Planned Development – Transit and Special District Permit.

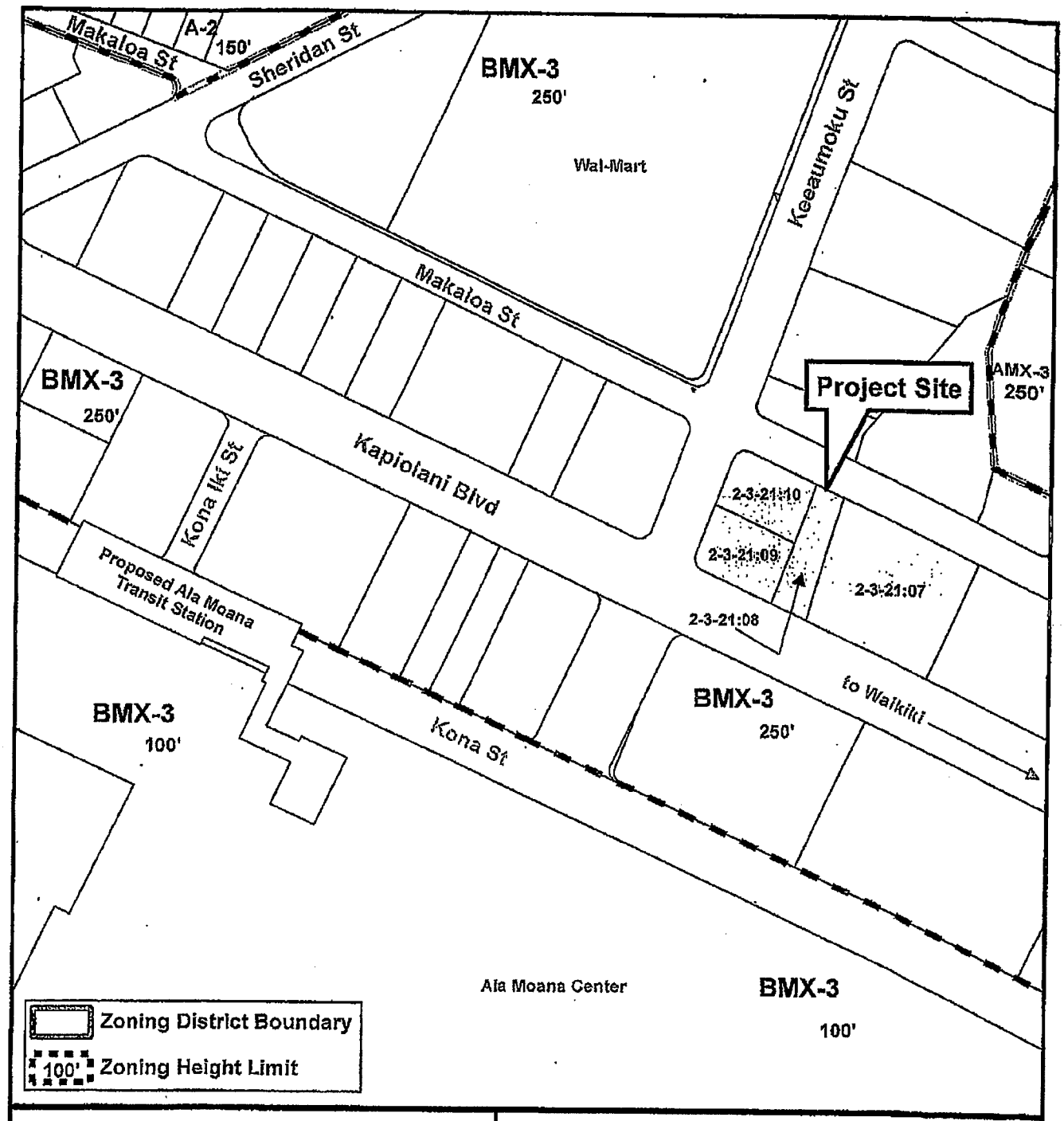
2. Prior to submitting any building permits, the Applicant shall submit the following revised plans and drawings to the Land Use Permits Division for approval:

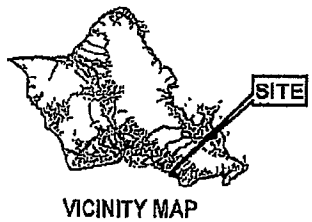
    a. Roof plan and elevation drawings showing that only elevator, stair access, and other necessary mechanical equipment exceeds 400 feet in height. Railings around the rooftop may be a maximum of 42 inches in height;

    b. A site plan showing 11 bicycle parking stalls at the current location in the Walgreens loading area, and 10 bicycle parking stalls at a new location that is convenient for cyclists on the ground floor of the site;

    c. A site plan and ground floor details showing a new pedestrian walkway connecting the Hotel Lobby to Makaloa Street, creating a mid-project pedestrian connection in addition to the existing walkway provided in the Walgreens loading area; and

    d. Plans showing the elimination of the exit only loading driveway on Makaloa Street.





VICINITY MAP

0 100 200 400

Scale in Feet

Portion of
ZONING MAP
MAKIKI-ALA MOANA

TAX MAP KEY(S): 2-3-21; 07,08,09,10

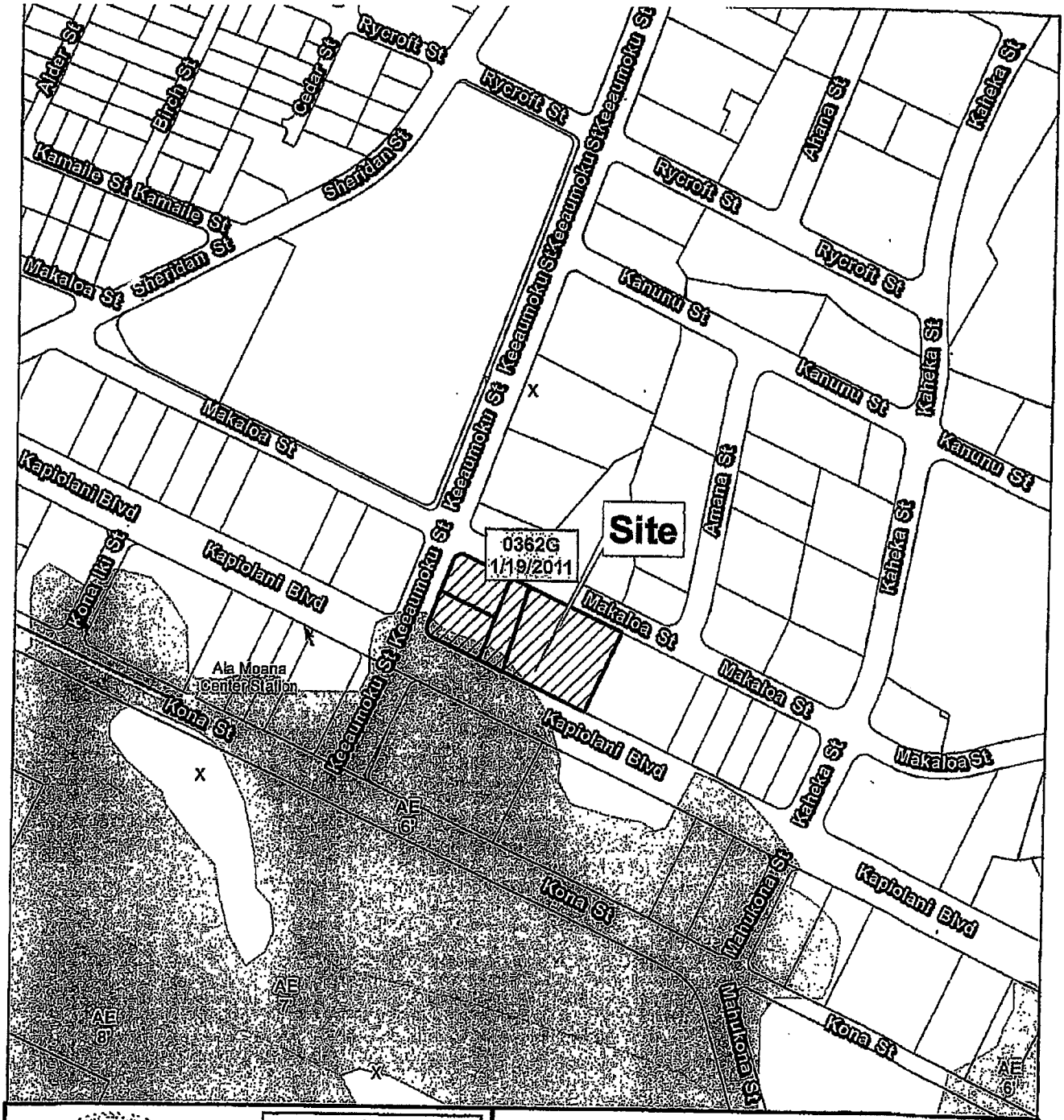
FOLDER NO.: 2017/SDD-24

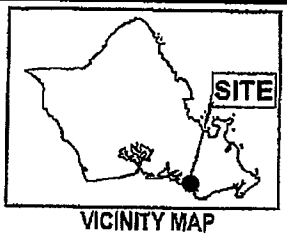
Exhibit A-2

Prepared by: Department of Planning and Permitting
City and County of Honolulu

Date Prepared: 4/2017

Copyright City & County of Honolulu
All Rights Reserved 2017





VICINITY MAP

8040 0 80 160 240 320

Scale in feet

Flood Map
Ala Moana Neighborhood
1500 Kapiolani IPD-T

TAX MAP KEY(S): 2-3-021: 007 through 010

FILE NO.: 2017/SDD-24

Exhibit A-3

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: July 2017

Copyright City & County of Honolulu
All Rights Reserved 2016

DEMOLITION PLAN

Exhibit B-1

Demo Plan
1/64" = 1'-0"

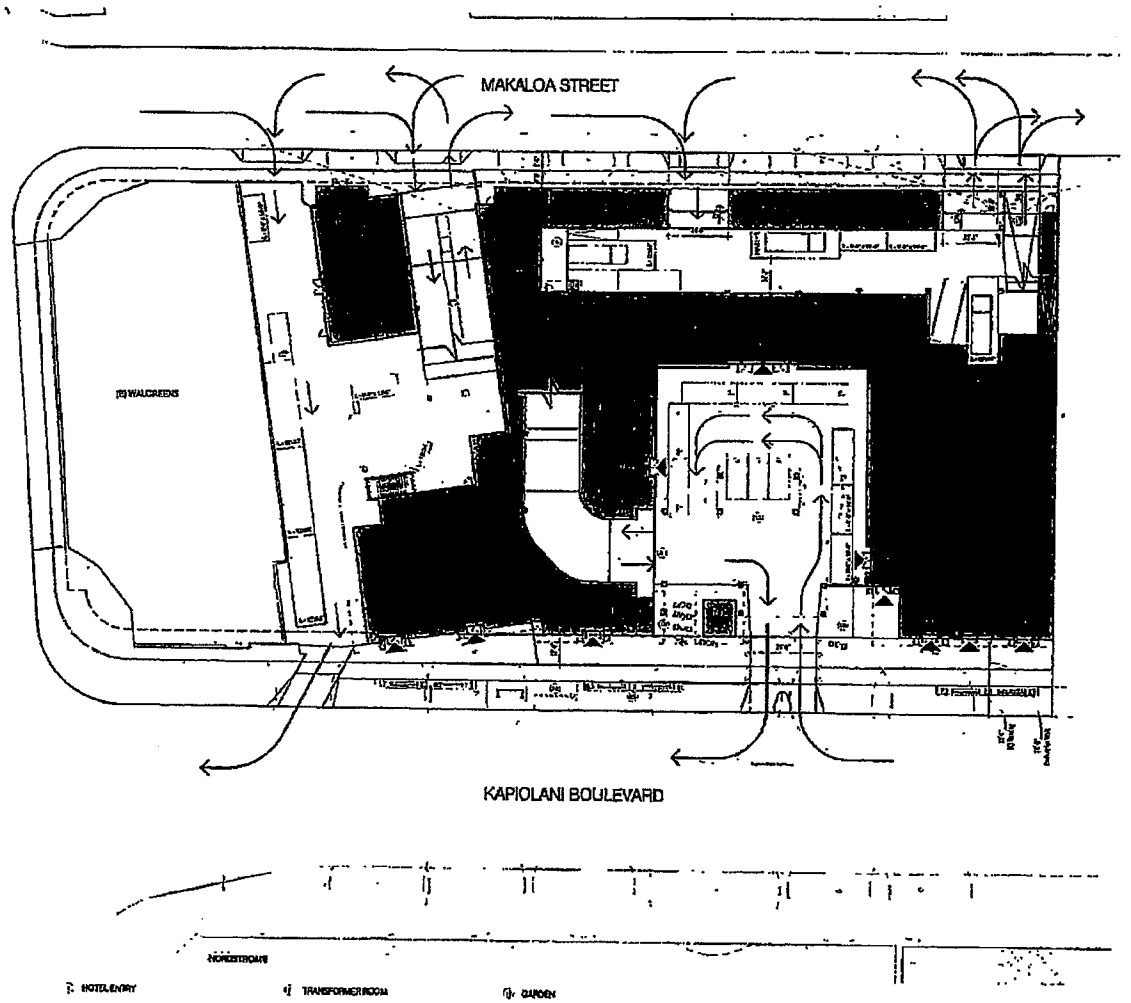
FIFTEEN HUNDRED KAPIOLANI

SCALE 1" = 16'-0"

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

MANA'OLANA

Exhibit B-2



Site Plan

- HOTEL ENTRY
- RESIDENTIAL LOBBY
- ELEVATORS TO LOBBY LEVEL
- RESIDENTIAL LOADING DOCK
- HOTEL LOADING DOCK
- ELECTRICAL ROOM
- TRANSFORMER ROOM
- RAMP TO PARKING
- RETAIL
- SERVICE RETAIL
- RESIDENT ENTRY
- RESTAURANT LOBBY
- GARDEN
- BIKESHARE
- PEDESTRIAN BENCHES
- FIRE CONTROL ROOM
- BACK OF HOUSE
- PUBLIC PLAZA/PARK/LET

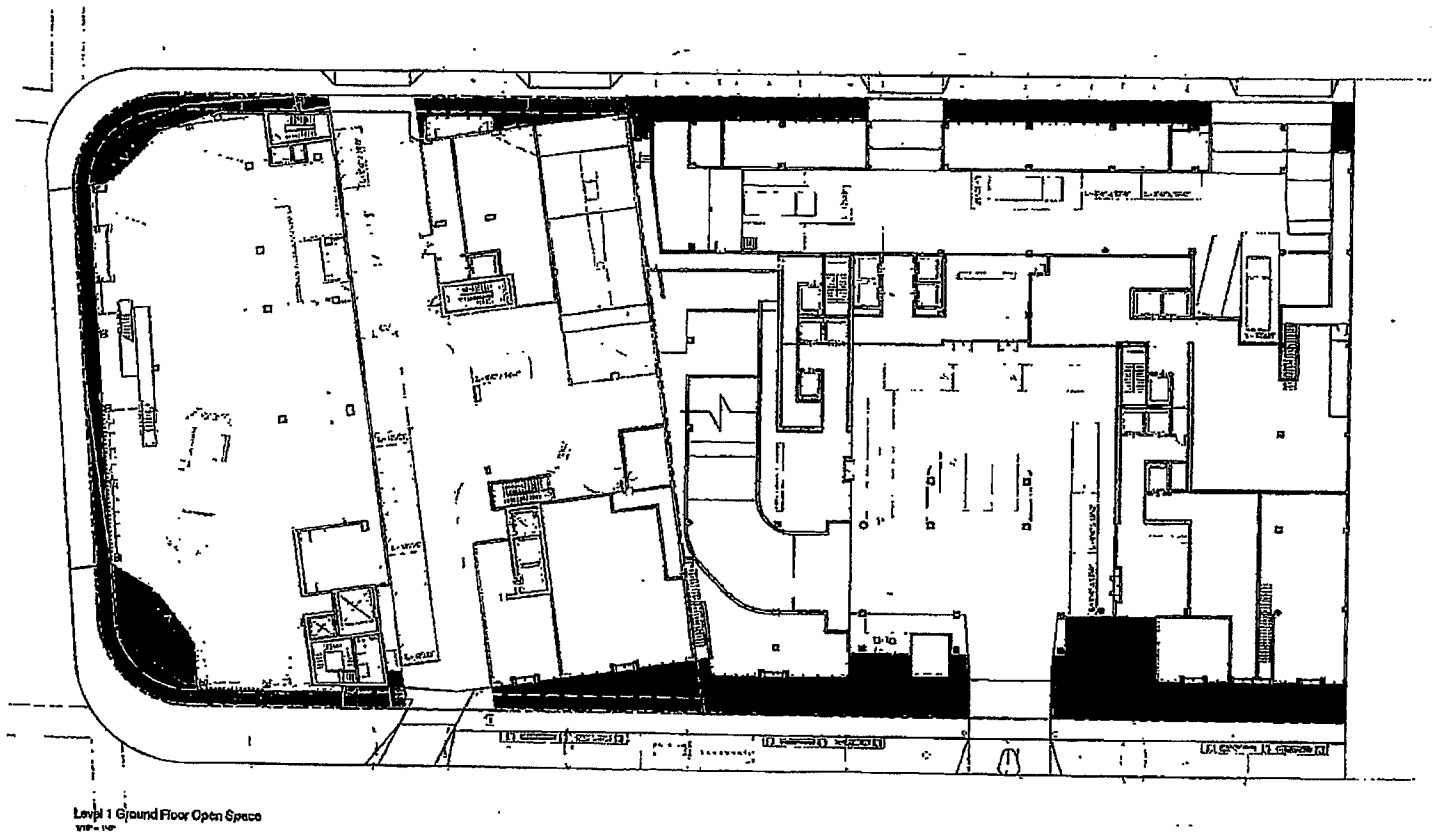
FIFTEEN HUNDRED KAPIOLANI

SCALE 1" = 20'-0"

SITE PLAN

ahl
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit B-3



ahl.

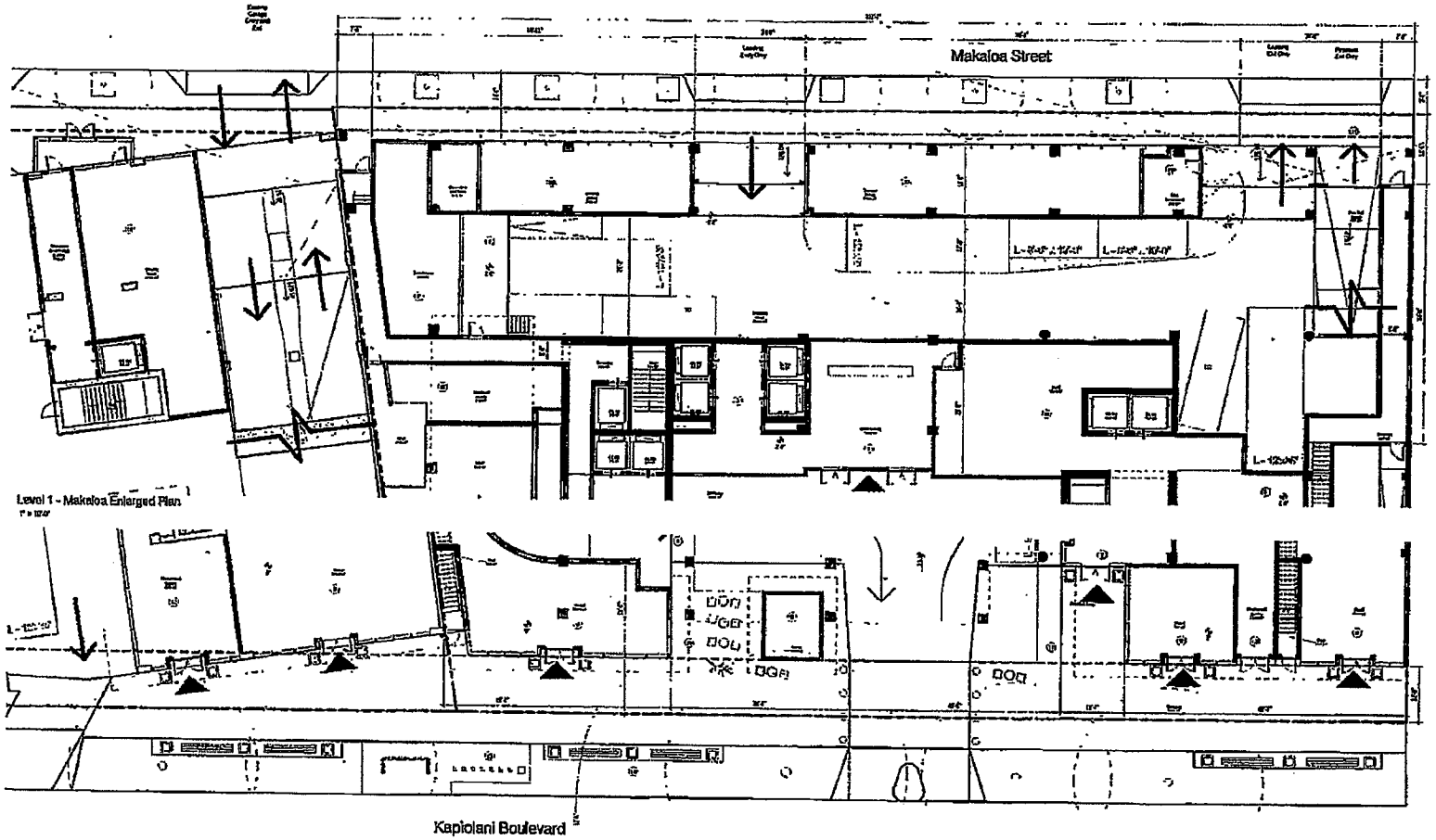
MANA OLANA

1500 KAPIOLANI BLVD HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

GROUND FLOOR OPEN SPACE PLAN

Exhibit B-4



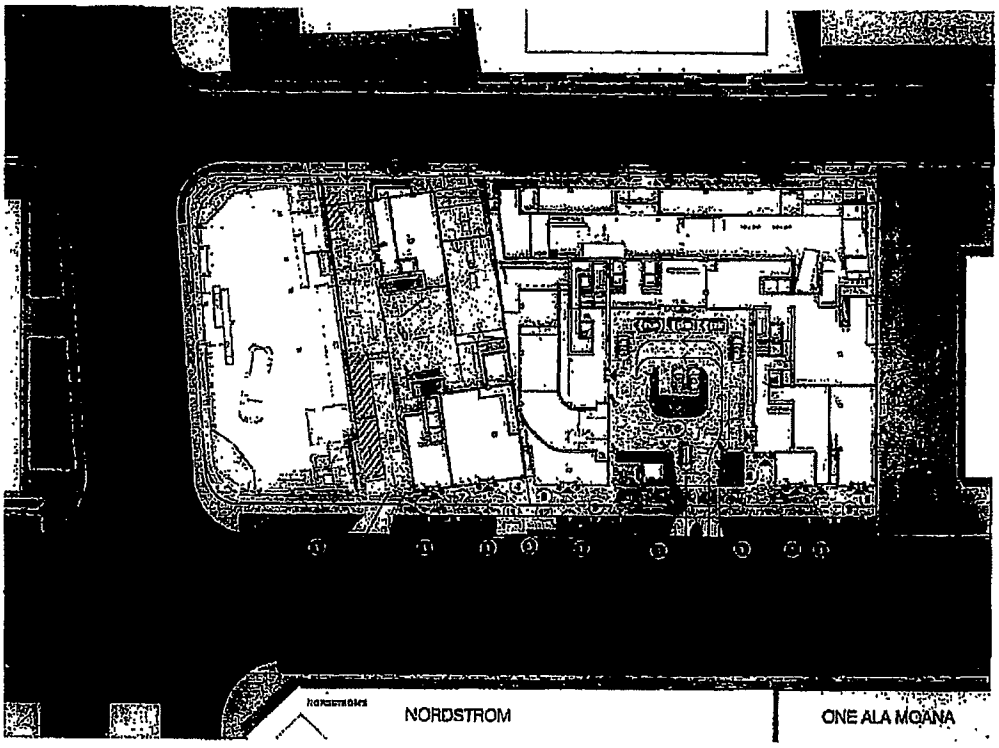
MANA OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS

LANDSCAPE PLAN

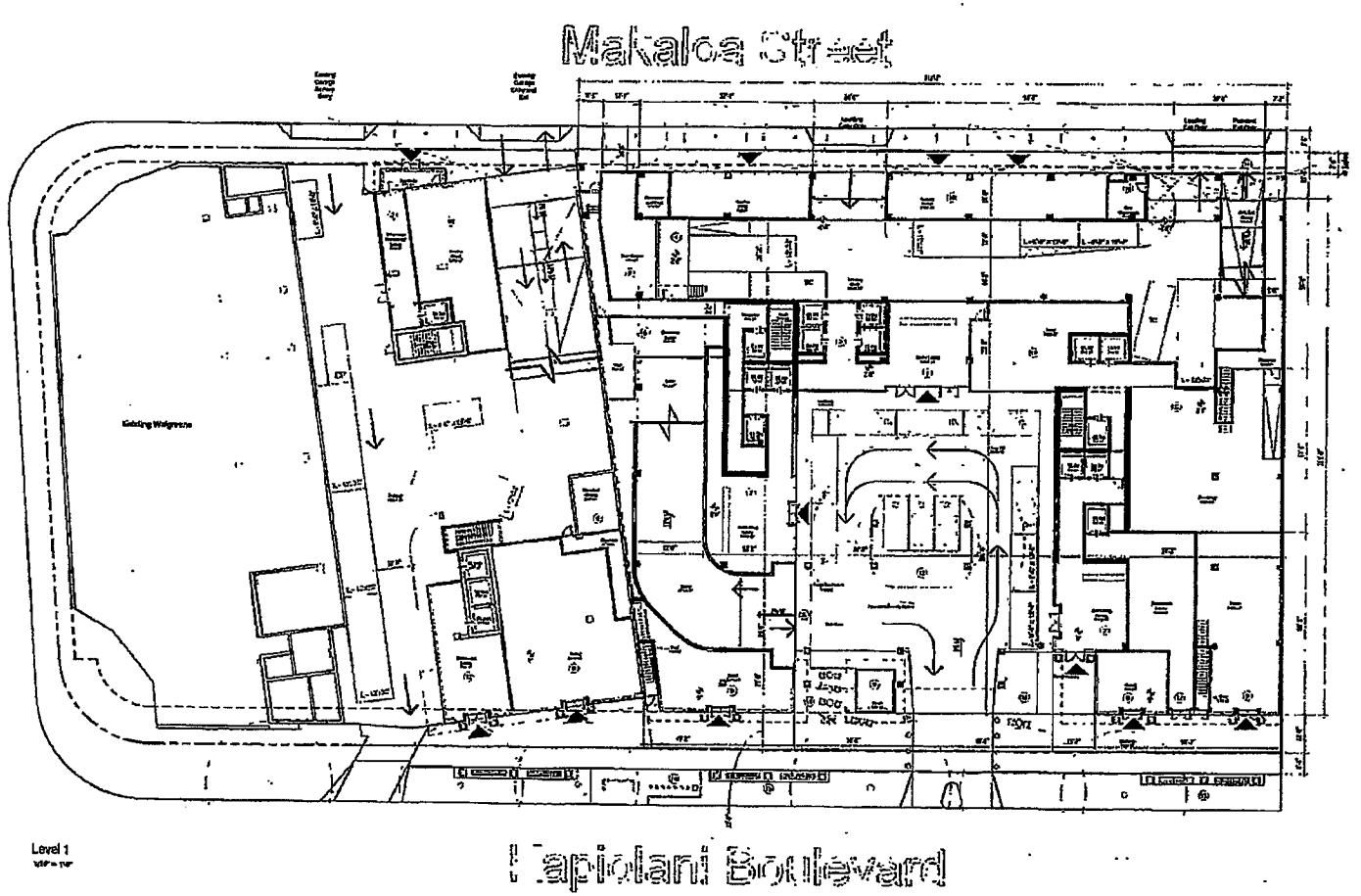


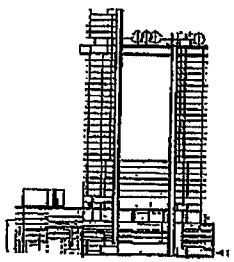
1. SEVEN (7) EXISTING MONKEYPOD TREES TO REMAIN.
2. DRIFTS OF TROPICAL UNDERSTORY SPECIES AND DISPOSITION TBD.
3. STREET LIGHTING PER CITY STANDARD.
4. INTEGRAL COLOR PRECAST PLANTERS, IRRIGATED, SEASONAL TROPICAL COLOR
5. TROPICAL GARDEN WITH SUPPLEMENTAL ILLUMINATION.
6. HANGING HORIZONTAL TROPICAL 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.

Exhibit B-5

Exhibit C-1





Level 1

- HOTEL ENTRY
- RESIDENTIAL LOBBY
- HOTEL LOBBY AND BALLROOM ACCESS
- RESIDENTIAL LOADING DOCK
- HOTEL LOADING DOCK
- ELECTRICAL ROOM
- TRANSFORMER ROOM
- RAMP TO PARKING
- RETAIL
- STORAGE/RETAIL
- RESIDENT ENTRY ONLY
- RESTAURANT LOBBY
- GARDEN
- BIKE SHARE
- PEDESTRIAN BENCHES
- FIRE CONTROL ROOM

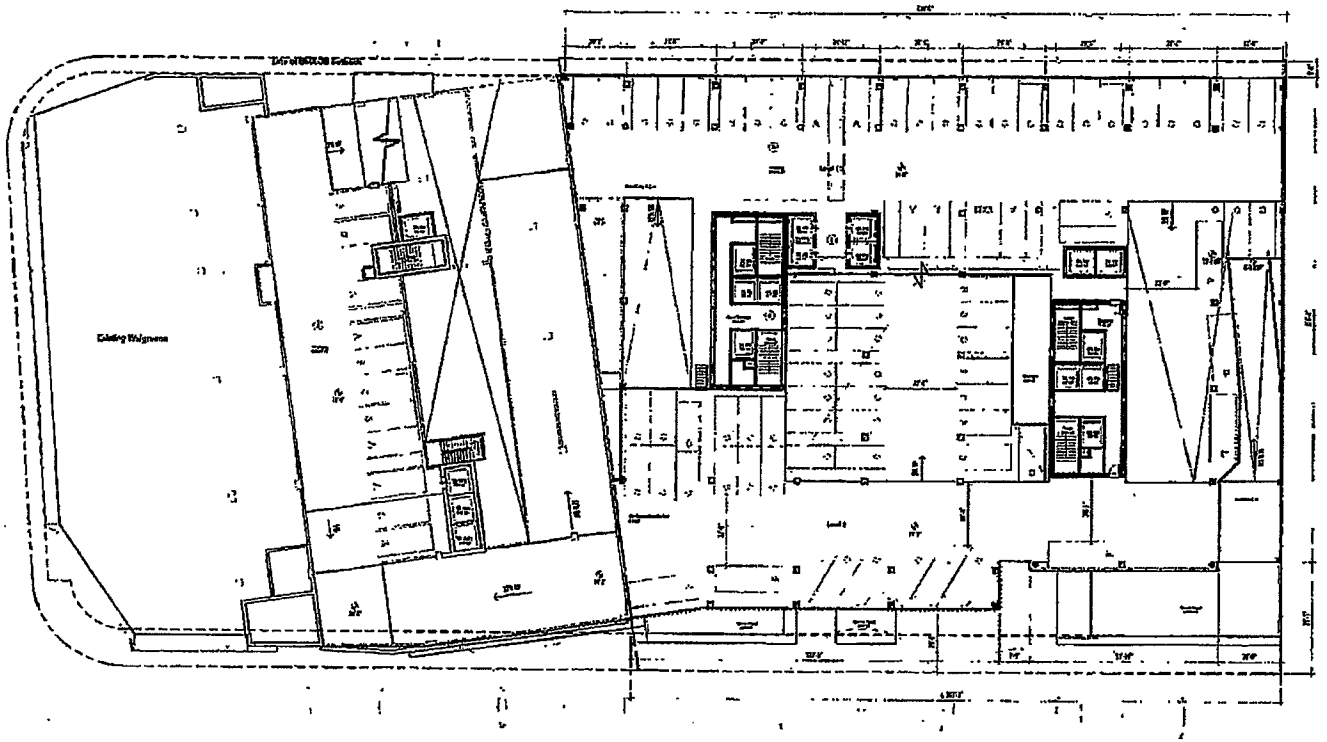
FIFTEEN HUNDRED KAPIOLANI

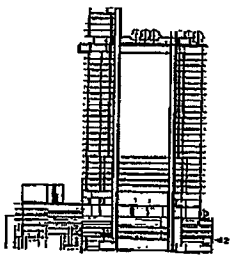
SCALE: 1" = 16'-0"

LEVEL 1 FLOOR PLAN

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-2





Level 2 Parking

- HOTEL LOBBY AND BALLROOM ACCESS
- RETAIL PARKING
- HOTEL AND RESIDENT PARKING
- BIKE STORAGE

Parking Stall Key		
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
C	Compact	7'-6" x 15'-0"
CP	Compact Parallel	7'-6" x 19'-0"
LS Stall	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0" (H)
LS Bus	Loading 10'x55'	12'-0" x 55'-0" x 14'-0" (H)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
VP	Van	11'-0" x 18'-0" + 5' Aisle

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

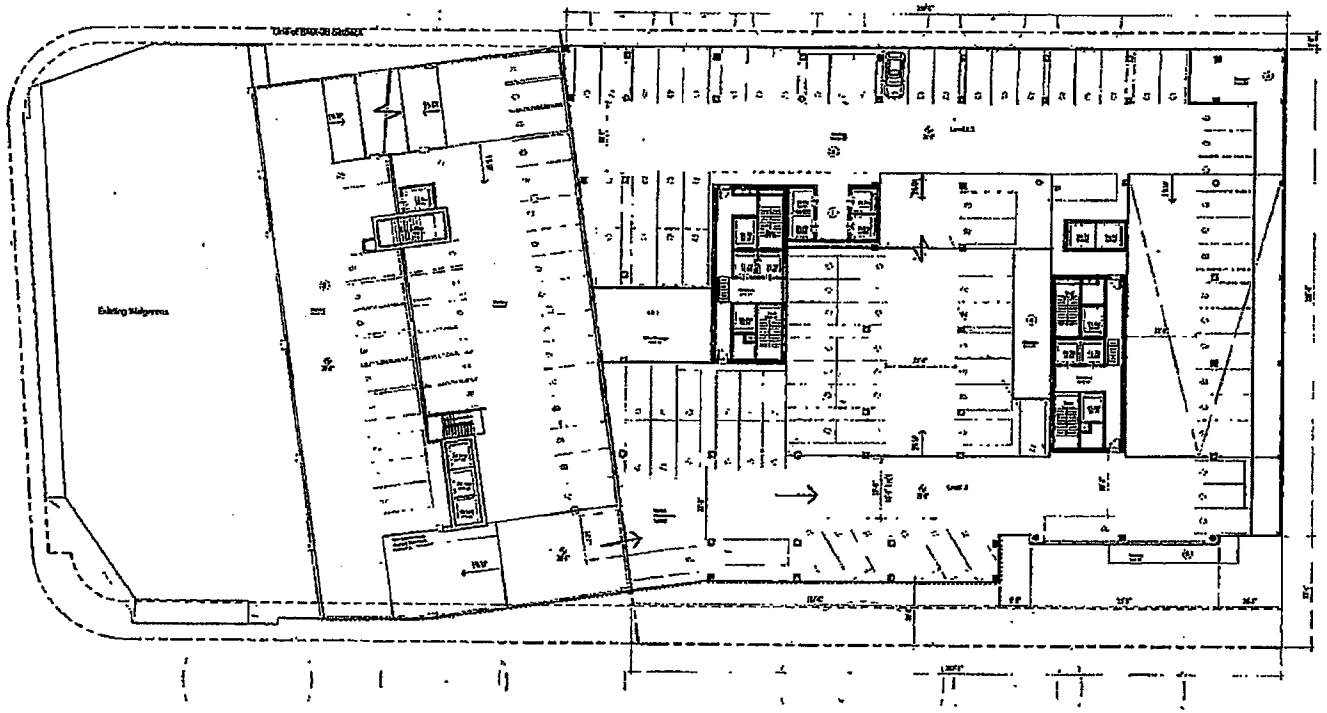
LEVEL 2 PARKING PLAN

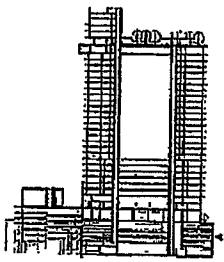
ahl

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-3





Level 3 Parking
1/16" = 1'0"
(LEVEL 4 SIMILAR)

(1) HOTEL LOBBY AND BALLROOM ACCESS
(2) RETAIL PARKING
(3) HOTEL AND RESIDENT PARKING
(4) STORAGE
(5) TERRACE

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 19'-0" + 5' Aisle
C	Compact	7'-6" x 15'-0"
CP	Compact, Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0" Ht.
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0" Ht.
P	Parallel	8'-0" x 22'-0"
S	Standard	8'-3" x 18'-0"
VAN	Van	10'-0" x 19'-0" + 5' Aisle

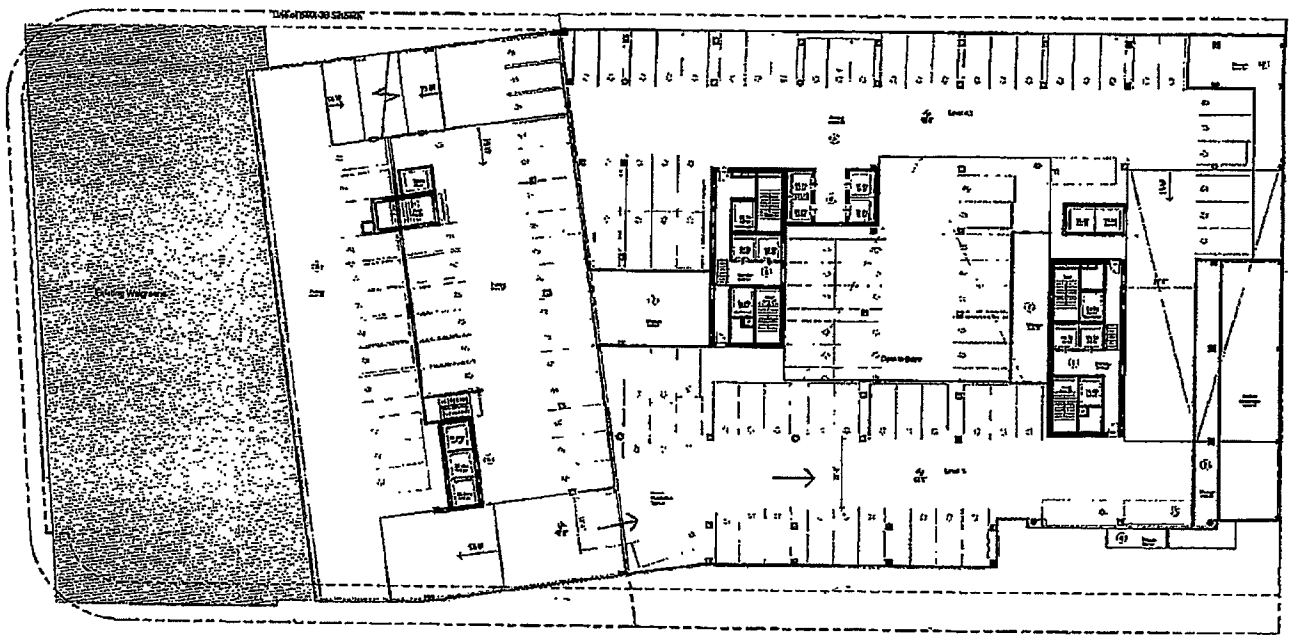
LEVEL 3 PARKING PLAN

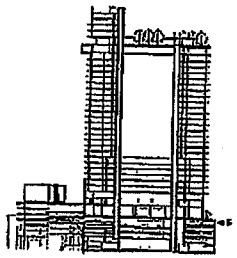
FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

MANA OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 16 MAY 2017

Exhibit C-4





Level 6 Parking

FIFTEEN HUNDRED KAPIOLANI

- RESIDENT ACCESS
- RETAIL PARKING
- HOTEL AND RESIDENT PARKING
- HOTEL LOBBY AND BALLROOM ACCESS
- RETAIL ACCESS
- TERRACE
- RESIDENTIAL STORAGE

Parking Stall Key		
Label	Description	Size
P	Accessible	8'-0" x 16'-0" + 5' Aisle
P	Compact	7'-6" x 16'-0"
P	Compact Parallel	7'-6" x 19'-0"
LS&S19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0" Ht.
LT20-35	Loading 20'x35'	19'-0" x 35'-0" x 14'-0" Ht.
P	Parallel	8'-0" x 22'-0"
P	Standard	8'-0" x 18'-0"
P	Van	11'-0" x 18'-0" + 5' Aisle

LEVEL 5 PARKING PLAN

MAHALO PLAN

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 16 MAY 2017

dhl
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017
FIFTEEN HUNDRED KAPIOLANI
Level 6 Ballroom
LEVEL 6 BALLROOM PLAN

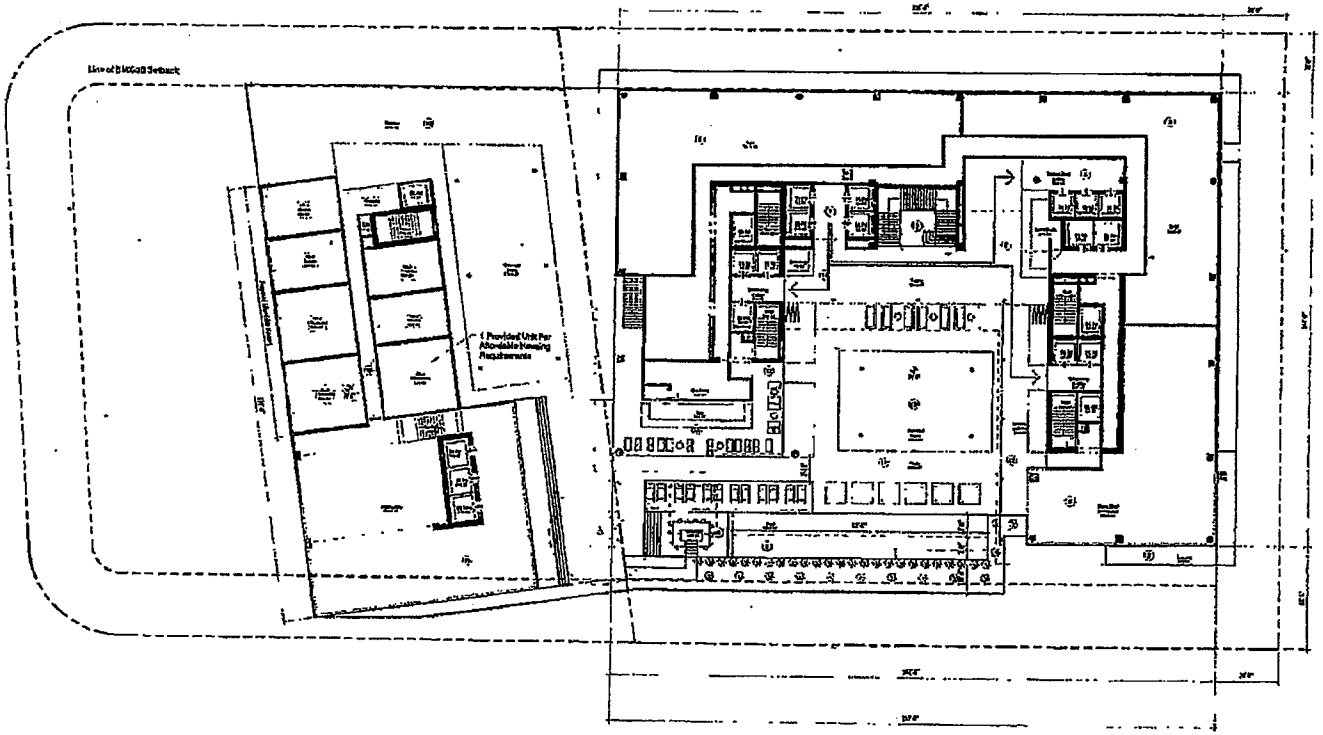
Exhibit C-5

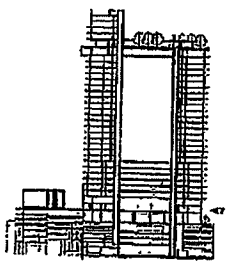
Exhibit C-6

ahl.

MAYA O'LANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017





Level 7 Pool Deck

1 HOTEL LOBBY AND BALLROOM ACCESS
2 TERRACE
3 BACK OF HOUSE
4 GUESTLIFTS
5 SPA
6 THREE MEAL RESTAURANT
7 RECEPTION
8 SWIMMING POOL
9 SWIM-UP BAR
10 COVERED LANAI AND GARDEN
11 POOL DECK
12 RESIDENT ACCESS
13 BAR
14 CONCIERGE
15 RESTAURANT
16 PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

LEVEL 7 POOL DECK PLAN

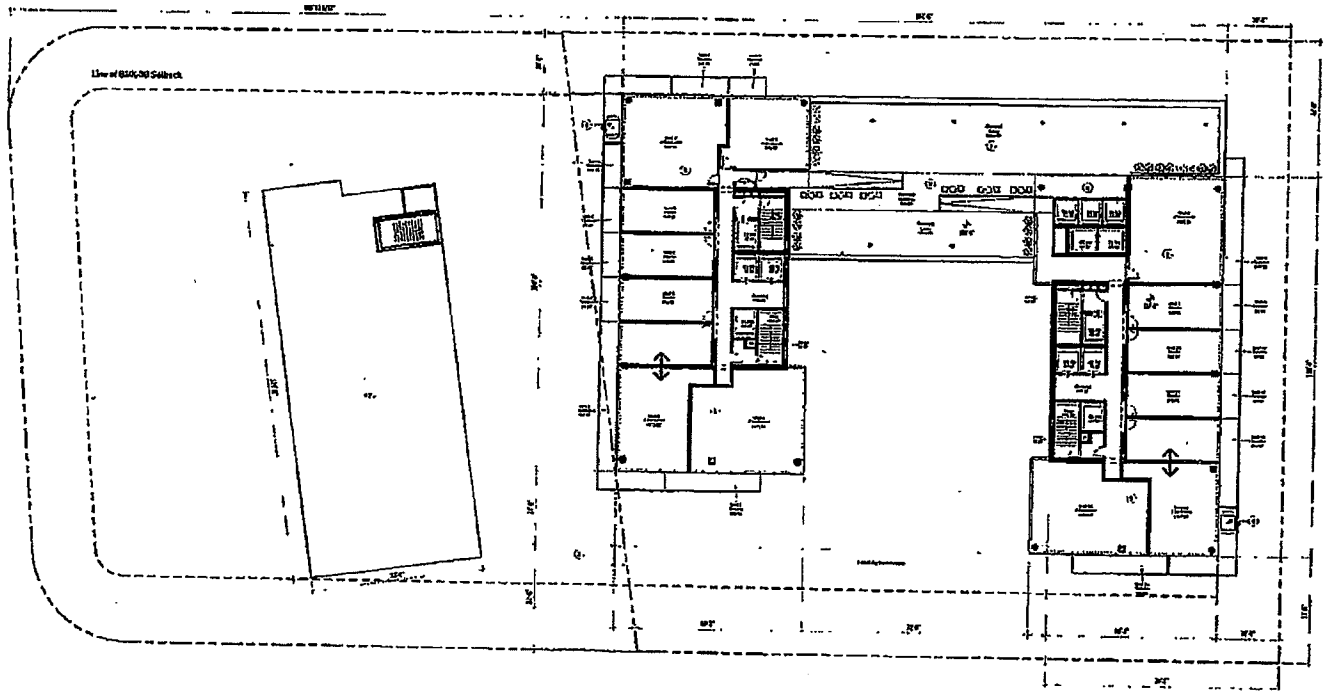
dhl
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017
FIFTEEN HUNDRED KAPIOLANI
Level 7.5 Mezzanine
1/16" = 1'-0"
SCALE: 1" = 1'-0"
1 HOTEL LOBBY, BALLROOM, AND FAIRWAY ACCESS
2 GUEST SUITE
3 SPA
4 SPA ENTRANCE
5 RESTAURANT
6 BAR/LOBBY
7 BACK OF HOUSE
8 FRONT OFFICE
9 MEZZANINE
10 OPEN TO BELOW
11 PROPOSED AFFORDABLE HOUSING
LEVEL 7.5 MEZZANINE PLAN

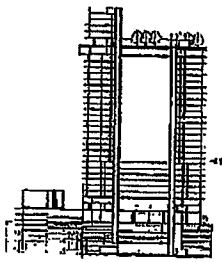
Exhibit C-7

MANA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017
FIFTEEN HUNDRED KAPIOLANI
Level 11 Typ. Linked Floor
LEVEL 11 TYP. LINKED FLOOR PLAN

Exhibit C-8

Exhibit C-9





Level 14 - Dog Walk

1. COVERED DOG WALK AREA
2. COVERED WALKWAY
3. LINE OF SKY GARDEN ABOVE
4. PLANTER BOX
5. RESIDENCES
6. GUEST ELEVATOR OVERRIDES
7. PROPOSED AFFORDABLE HOUSING ROOF BELOW

FIFTEEN HUNDRED KAPIOLANI

LEVEL 14 DOG WALK PLAN

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

HAWAIIANA

ahl

design hawaii

LEVEL 21 TYP. TOWER FLOOR PLAN

Exhibit C-10

FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 16 MAY 2017

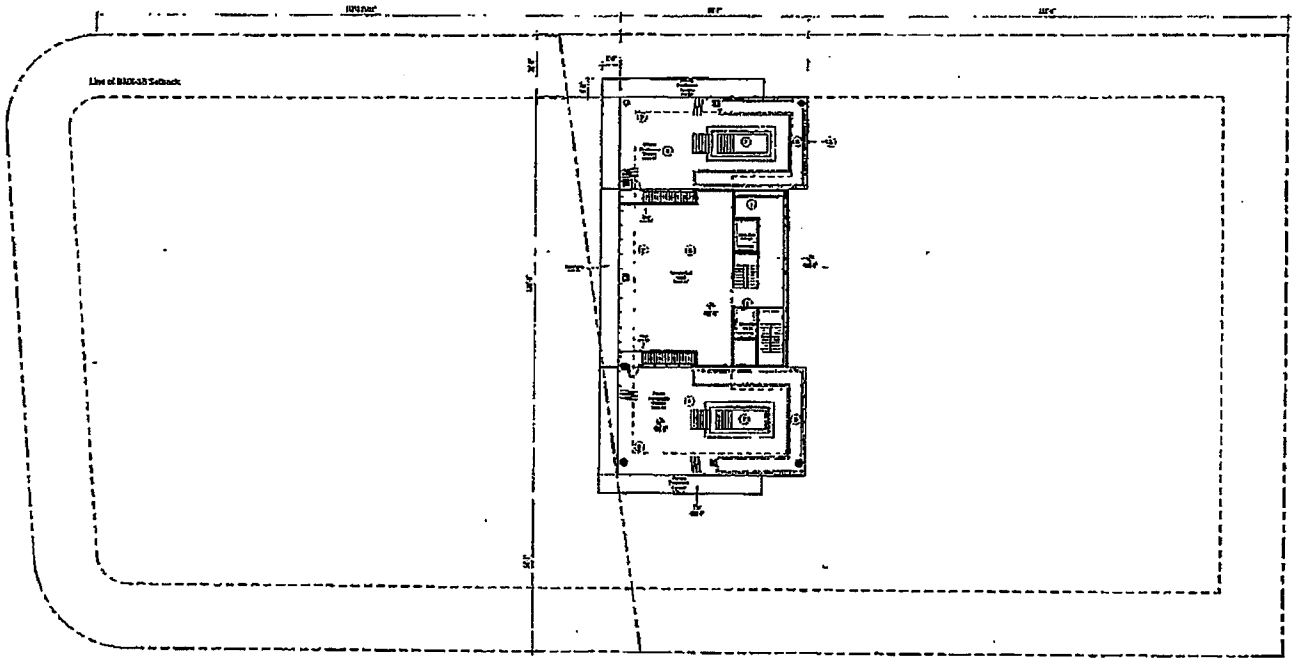
MAUKA OLANA

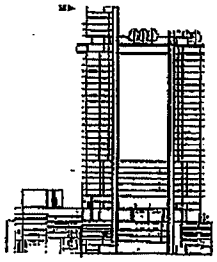
ahl

LEVEL 33 MECHANICAL/AMENITY PLAN

Exhibit C-11

Exhibit C-14





Level 38 Mechanical

1 ELEVATOR OVERRIDES
2 WINDOW WASHING TRACK AND SERVICE CATWALK ABOVE
3 MECHANICAL SCREEN
4 PRIVATE PENTHOUSE TERRACE
5 MECHANICAL YARD
6 RAISED PLANTER
7 PRIVATE PLUNGE POOL

FIFTEEN HUNDRED KAPIOLANI

LEVEL 38 MECHANICAL PLAN

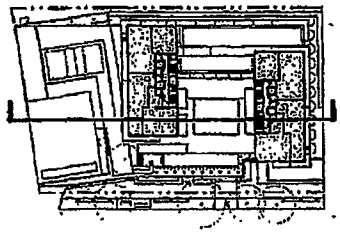
ahl.

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15MAY 2017

ROOF PLAN

Exhibit C-15



BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BASE (TOD) ENVELOPE PER TABLE 5-1

LINE OF BASE (LUO) ENVELOPE PER SEC. 21-5.250-1

E/W SECTION

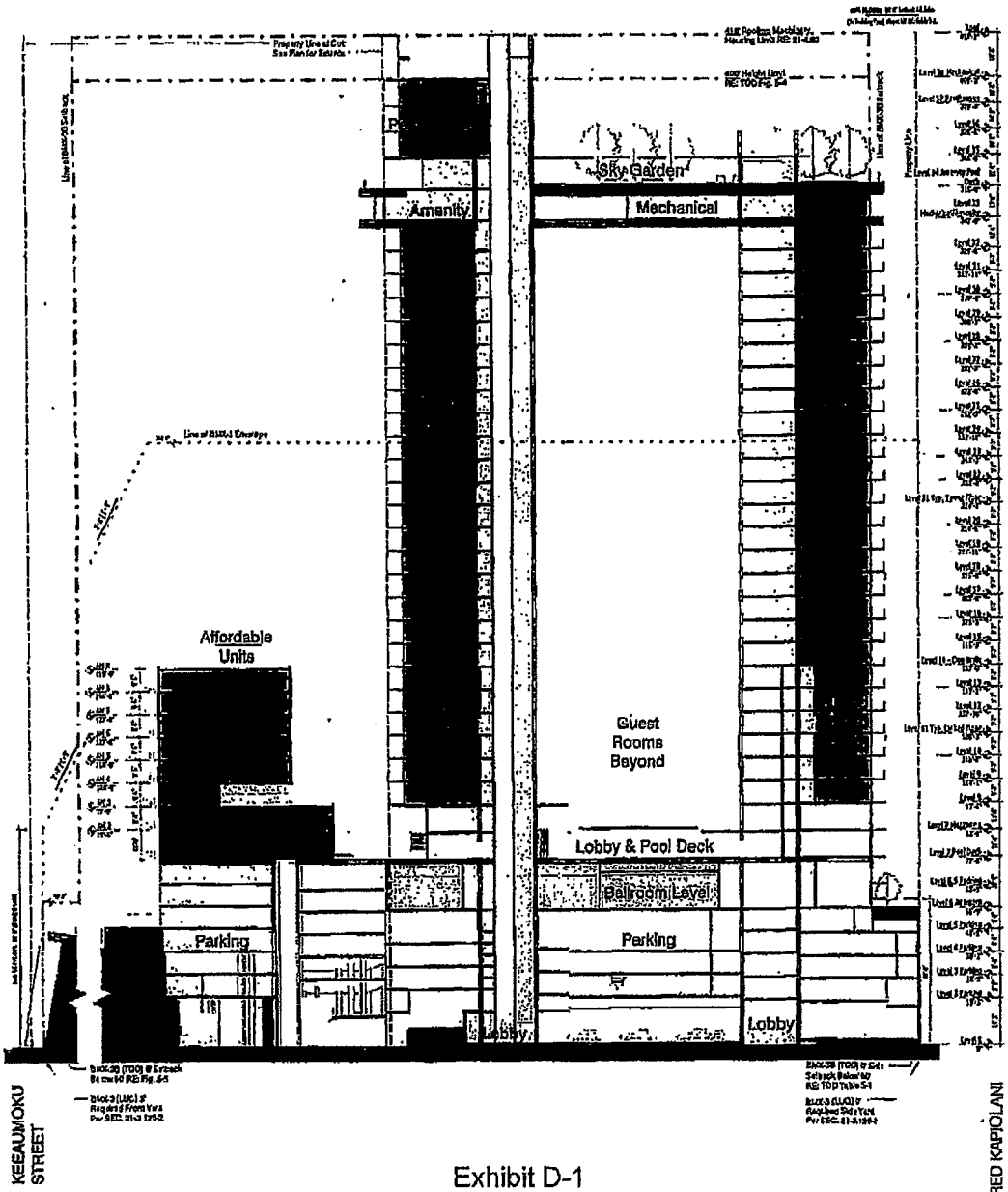
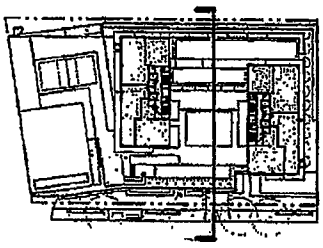


Exhibit D-1

au workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI



BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BUILDING ENVELOPE PER TABLE 5-1

LINE OF BUILDING ENVELOPE PER SEC. 21-5.1302

N/S SECTION

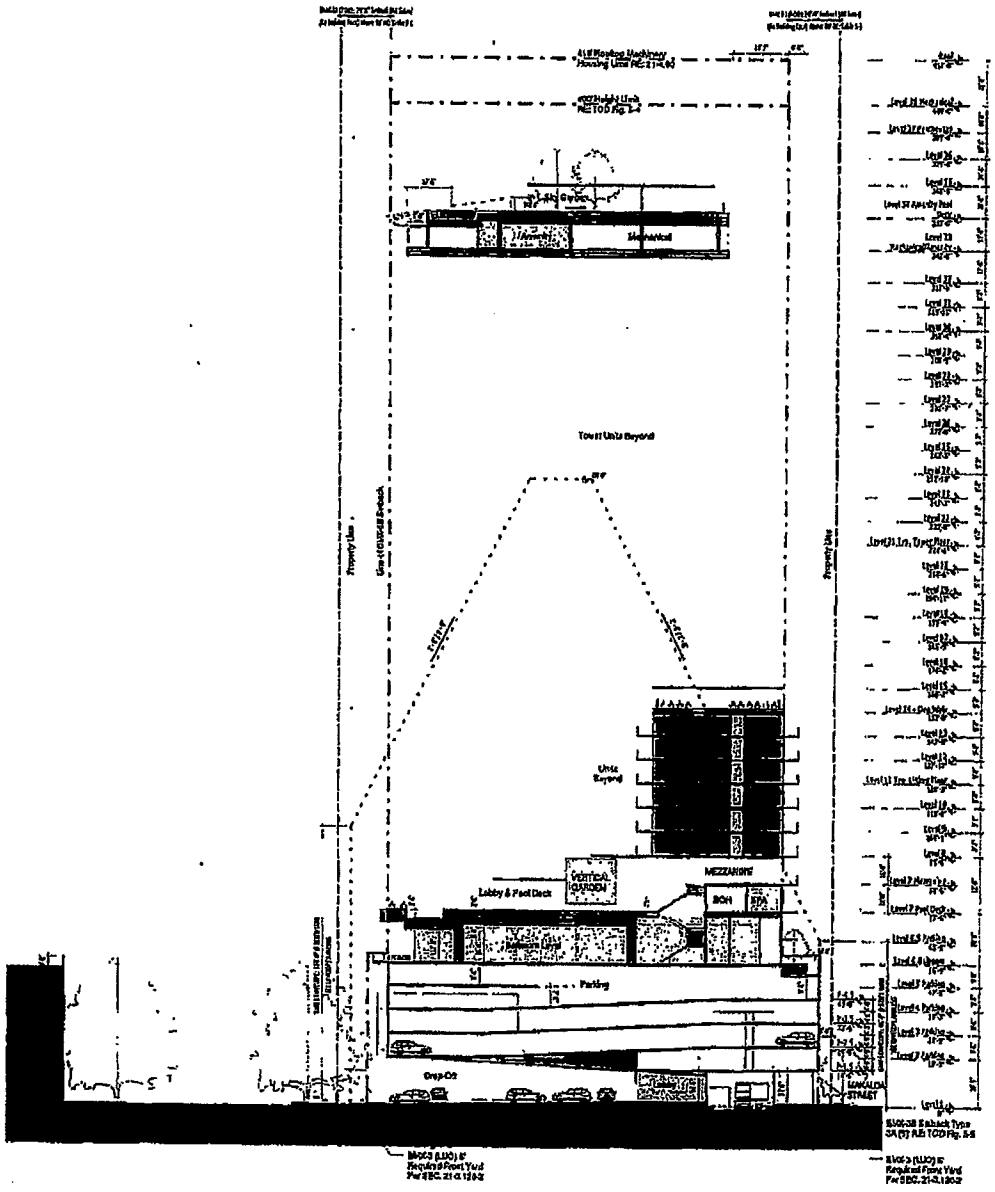


EXHIBIT D-2

au workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

KAPIOLANI ELEVATION

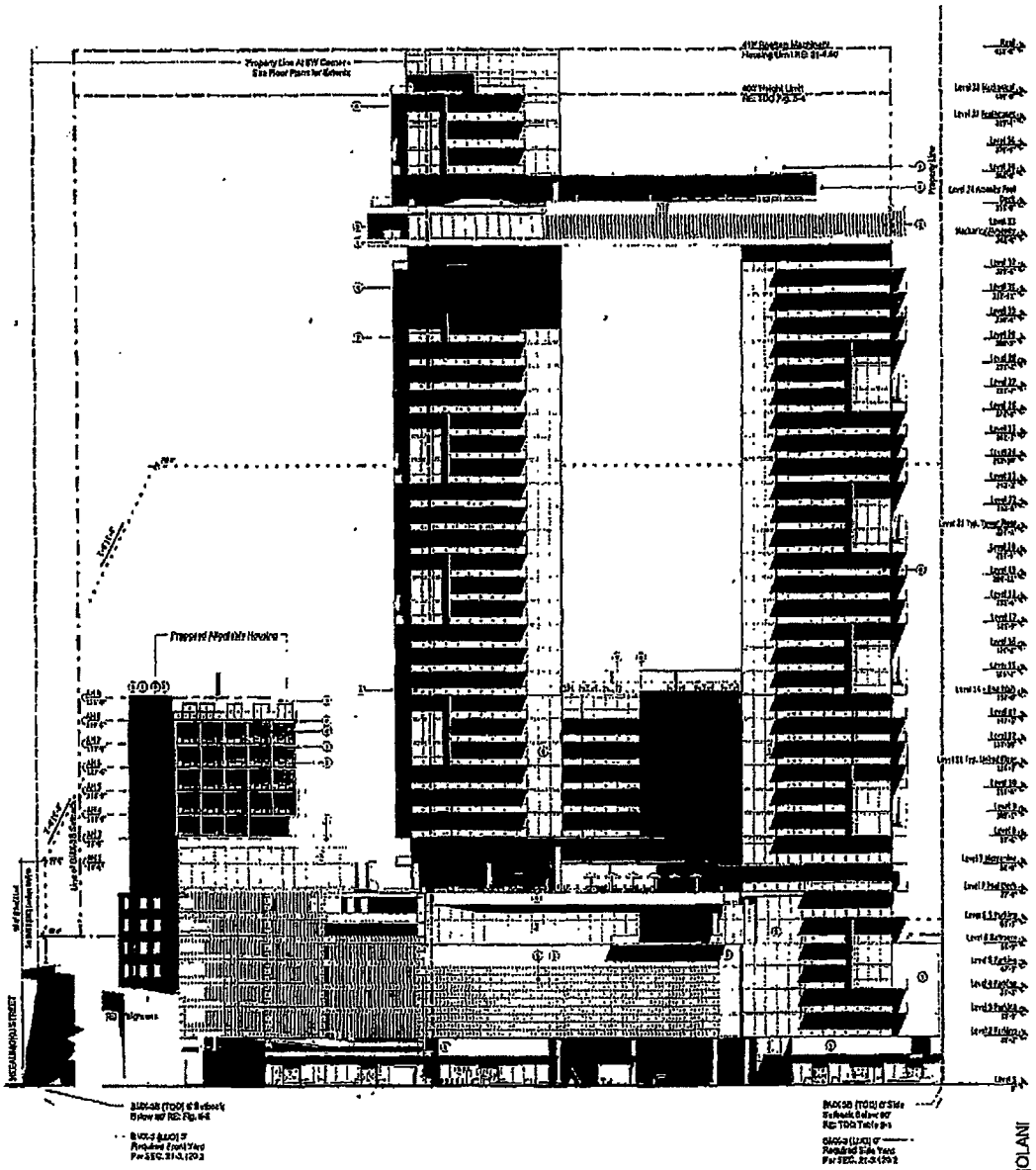
① DARK COLD RED SIGNE OR METAL PANELS
② GREEN WALL SYSTEM
③ PATTERNED METAL SCREEN
④ LIGHT COLORED SIGNE OR METAL PANELS
⑤ HIGH PERFORMANCE GLAZING WALL
⑥ LAMINATED GLASS RAILING
⑦ PLANTER BOX
⑧ STEEL GUARDRAIL SYSTEM

BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BUILDABLE (TOD) ENVELOPE PER TABLE 21-9.100-2

LINE OF BUILDABLE (TOD) ENVELOPE PER SEC. 21-9.100-2



KAPIOLANI (SOUTH) ELEVATION

EXHIBIT D-3

FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

EAST ELEVATION

1. DARK COLORED STONE OR METAL PANELS
2. GREEN WALL SYSTEM
3. PATTERNED METAL SCREEN
4. LIGHT COLORED STONE OR METAL PANELS
5. HIGH PERFORMANCE GLAZING WALL
6. LAMINATED GLASS RAILING
7. INTEGRATED PLANTER BOX
8. STEEL GUARDRAIL SYSTEM

BOUNDARY LINE KEY

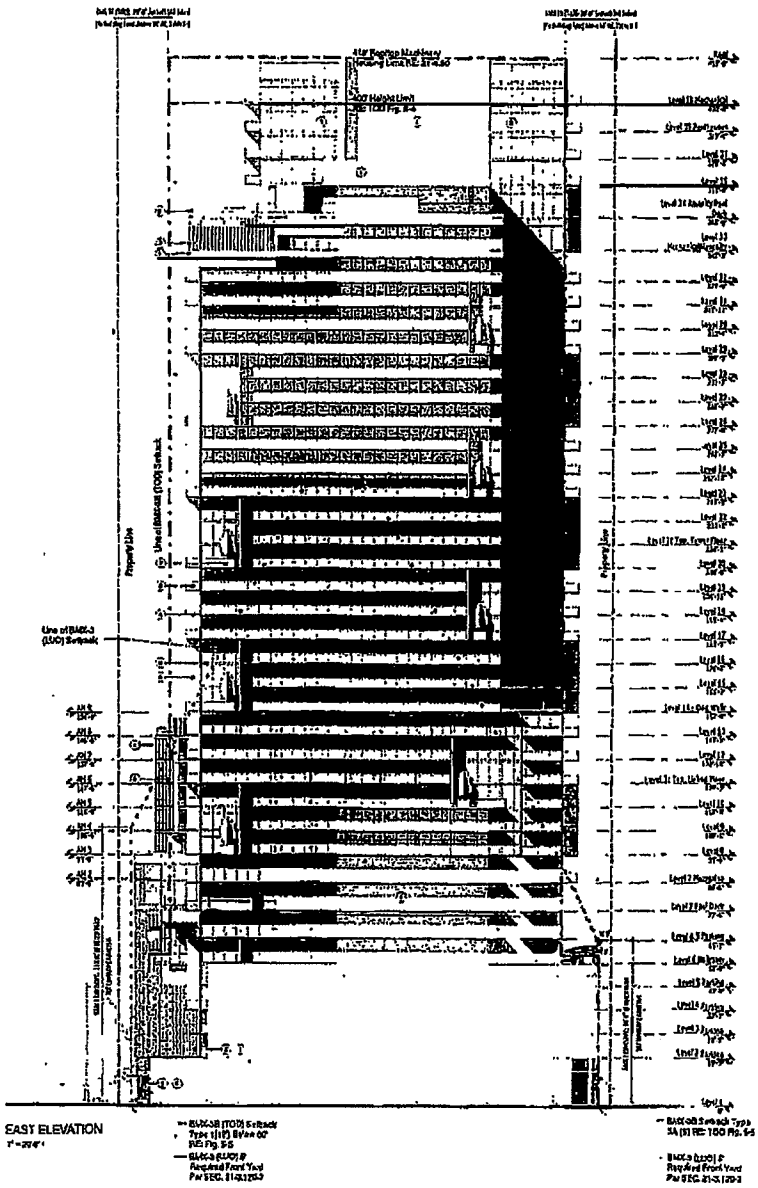
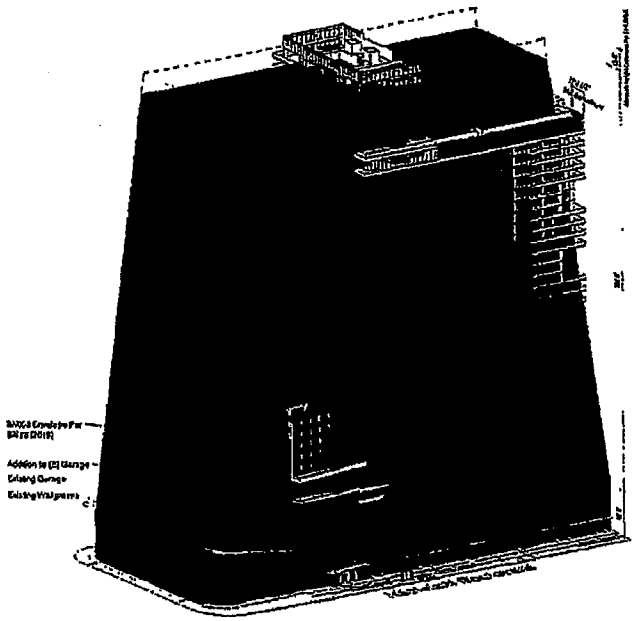


EXHIBIT D-4

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



Total Envelope Volume:	22,280,100 C.F.
Proposed Volume:	9,693,200 C.F.
(43.5% of Total)	
Volume outside of Envelope	356,400 C.F.
(1.6% of Total)	

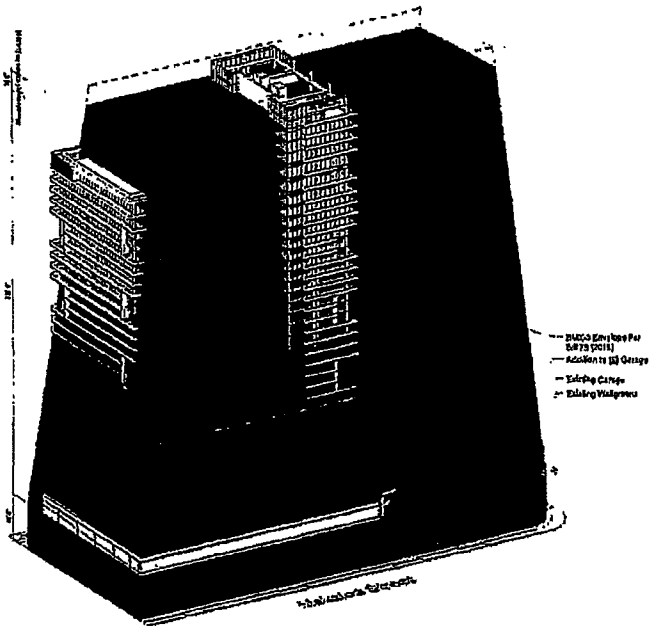


EXHIBIT E-3

FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | REV. 7 JUNE 2017

NOT TO SCALE

SHADOW STUDIES

FIFTEEN HUNDRED KAPIOLANI

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

MĀNOA OLANA

Exhibit F-1

Exhibit F-2

VIEW FROM SOUTHWEST

EXHIBIT F-2

[au] Workshop ahl. MANA'OLANA

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

FIFTEEN HUNDRED KAPIOLANI

Exhibit F-3

ahl.

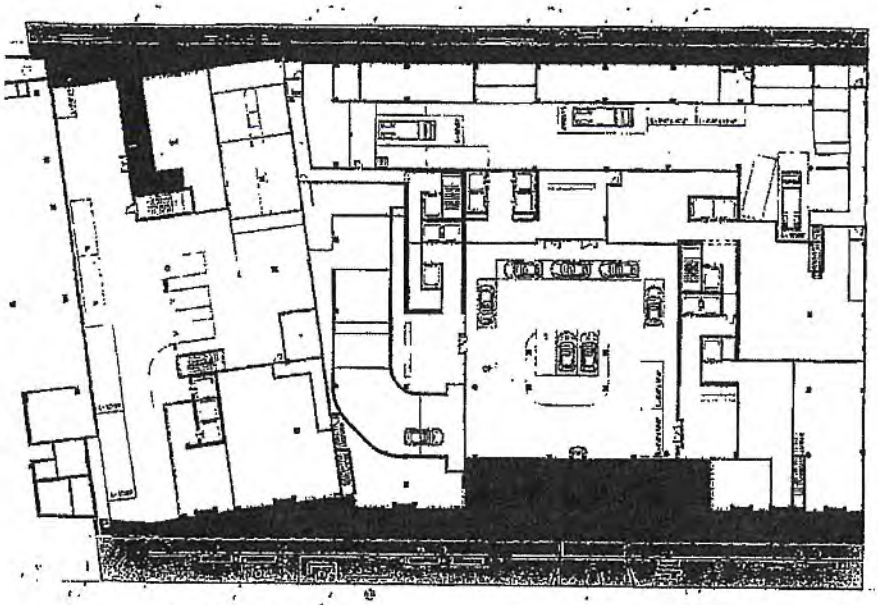
MANA OLANA

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

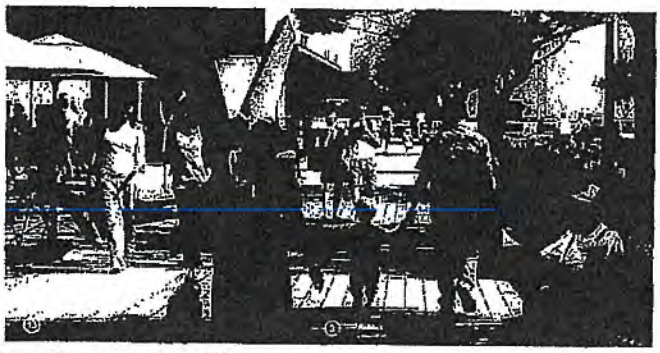
FIFTEEN HUNDRED KAPIOLANI

PEDESTRIAN VIEW ALONG KAPIOLANI

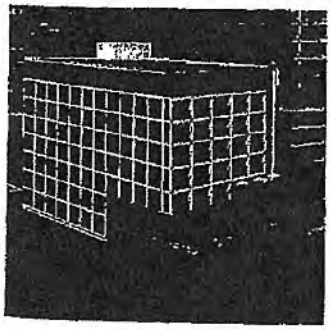
COMMUNITY BENEFITS

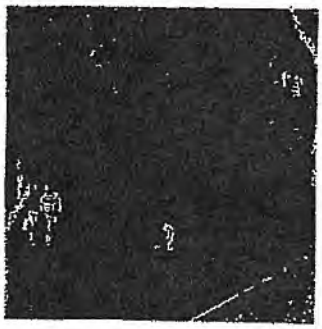












1. ON-SITE AFFORDABLE HOUSING (SEE NARRATIVE FOR DETAILS)
2. IMPROVED RETAIL FRONTAGE ALONG MAKALOA (NOT SHOWN)
3. IMPROVEMENTS IN THE RIGHT-OF-WAY
4. IMPROVED PARKWAY LANDSCAPING
5. PUBLIC BENCHES AND OTHER SITE FURNITURE
6. IMPROVED BUS SHELTER
7. PUBLIC PLAZA / PARKLET
8. PUBLIC SCULPTURE CENTERPIECE 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)

EXHIBIT F-4

aui workshop ahl. MANA'OLANA

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

SCALE: 1" = 20'-0"

N

FIFTEEN HUNDRED KAPIOLANI

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 17-221, CD1

Introduced: 08/15/17 By: RON MENOR – BY REQUEST Committee: ZONING & HOUSING

Title: RESOLUTION APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE 1500 KAPIOLANI CONDO-HOTEL AND RESIDENTIAL DEVELOPMENT PROJECT.

Voting Legend: * = Aye w/Reservations

08/31/17	SPECIAL ZONING AND HOUSING	CR-344 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
09/06/17	COUNCIL	CR-344 AND RESOLUTION 17-221, CD1 WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, PINE. 1 ABSENT: OZAWA.

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

RON MENOR, CHAIR AND PRESIDING OFFICER

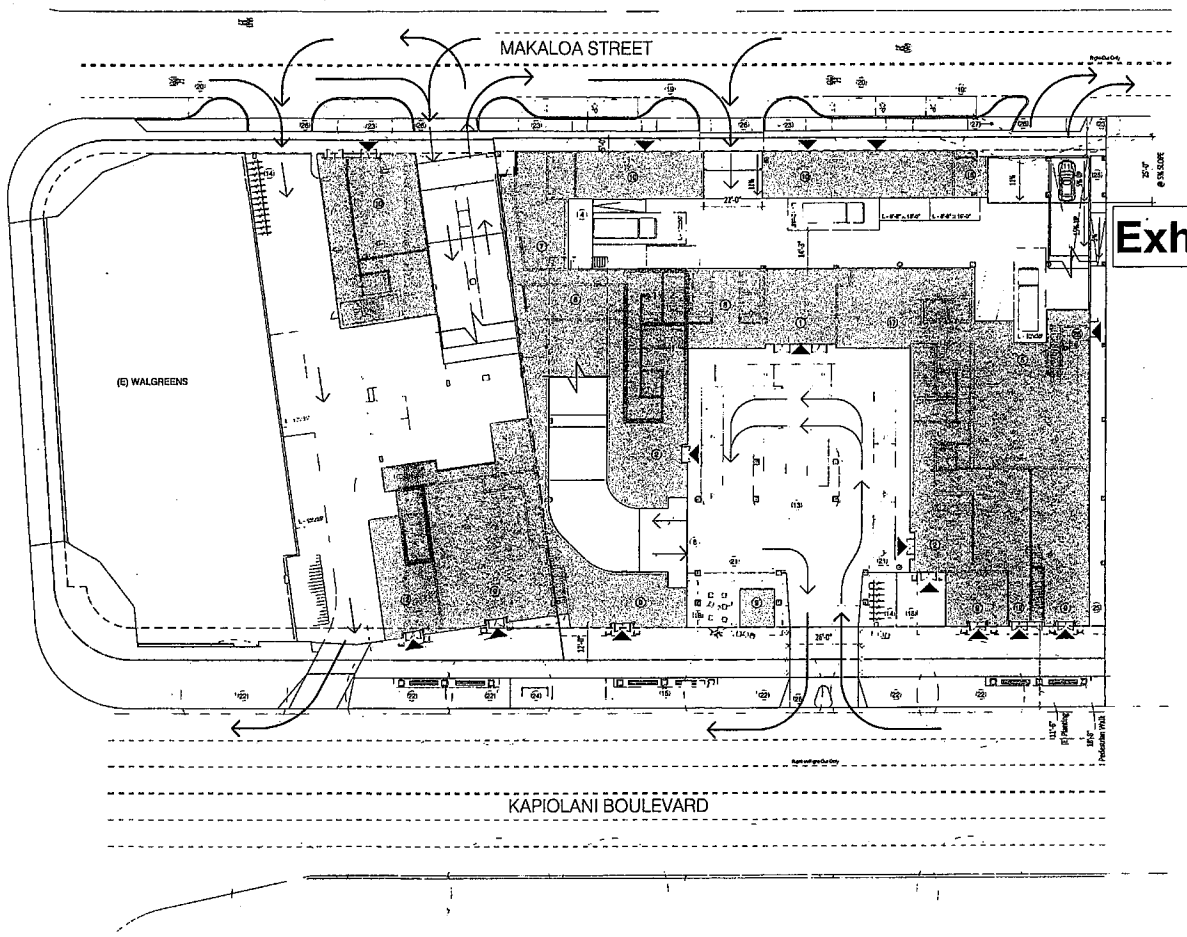


Exhibit A

ahl.

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

AUGUST 31, 2017

Site Plan
1" = 20'-0"

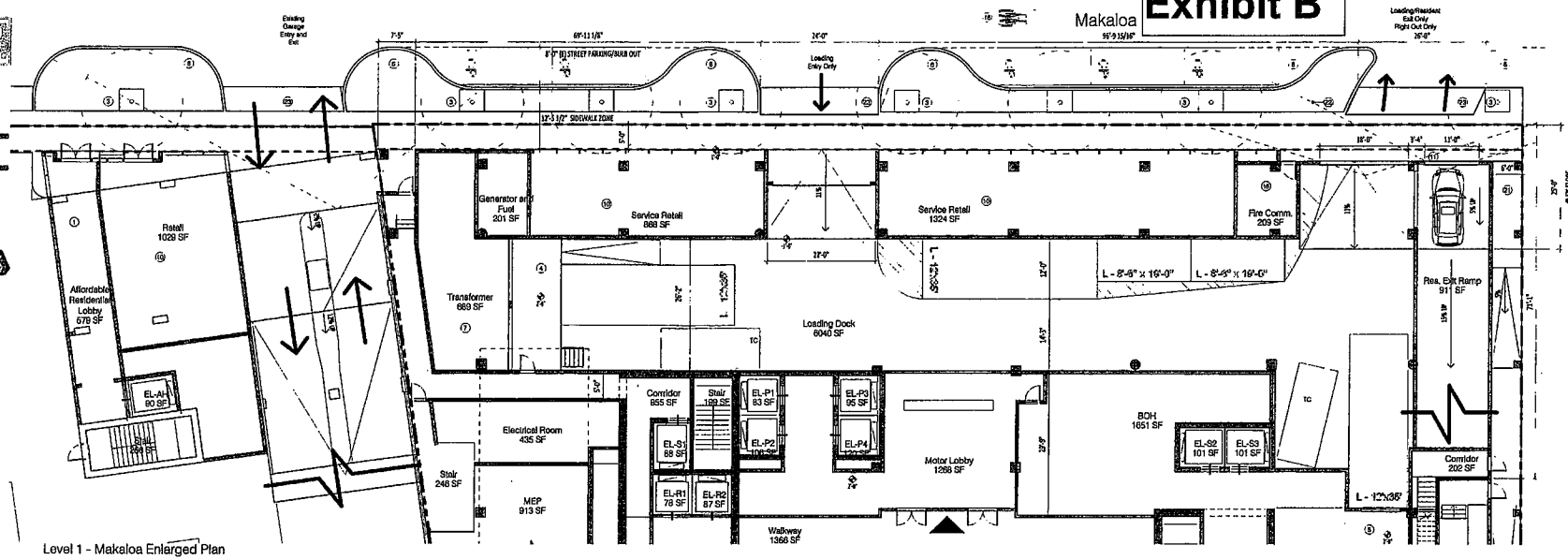
1. HOTEL ENTRY
2. RESIDENTIAL LOBBY
3. ELEVATORS TO LOBBY LEVEL
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. ELECTRICAL ROOM
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. ELECTRONICALLY CONTROLLED GATE: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BIKE SHARE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

FIFTEEN HUNDRED KAPIOLANI

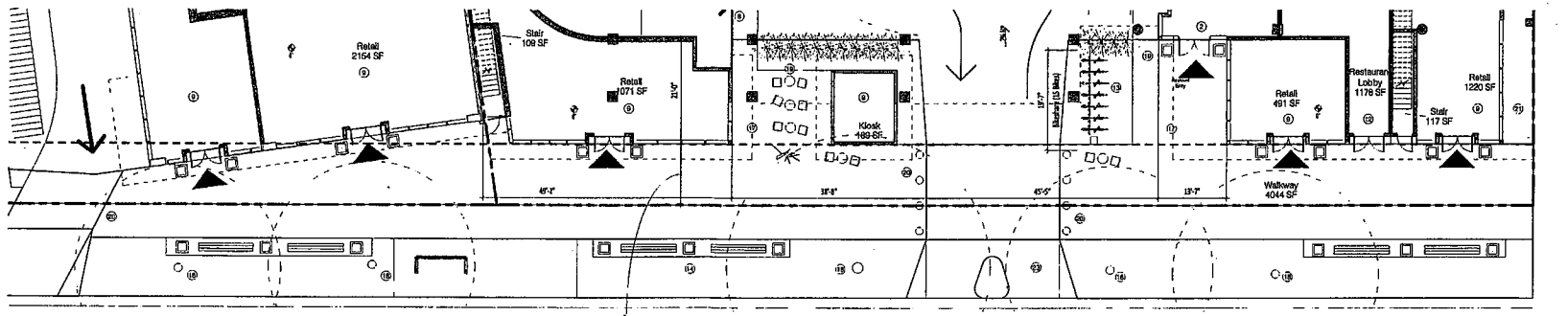
0' 10' 20' 40'
SCALE: 1" = 20'-0"

SITE PLAN

Makaloa **Exhibit B**



Level 1 - Makaloa Enlarged Plan
1" = 10'-0"



Kapiolani Boulevard

Level 1 - Kapiolani Enlarged Plan
1" = 10'-0"

1. AFFORDABLE HOUSING LOBBY
2. RESIDENTIAL LOBBY
3. NEW STREET TREES PER STANDARD
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. BULB-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. BIKE SHARE
14. PEDESTRIAN BENCHES
15. FIRE CONTROL ROOM
16. NEW BIKE "SHARROWS"
17. PUBLIC PLAZA/PARKLET
18. EXISTING MONKEY POD TREES TO REMAIN
19. BAMBOO SCREENING HEDGE
20. AT-GRADE SIDEWALK EXPANSION WITH SAME MATERIALS; CONTINUES ACROSS DRIVEWAY
21. NEW, SAFE, WELL-LIT, PAVED PEDESTRIAN PATHWAY
22. APPROXIMATE VEHICLE SIGHT-LINES
23. APRON

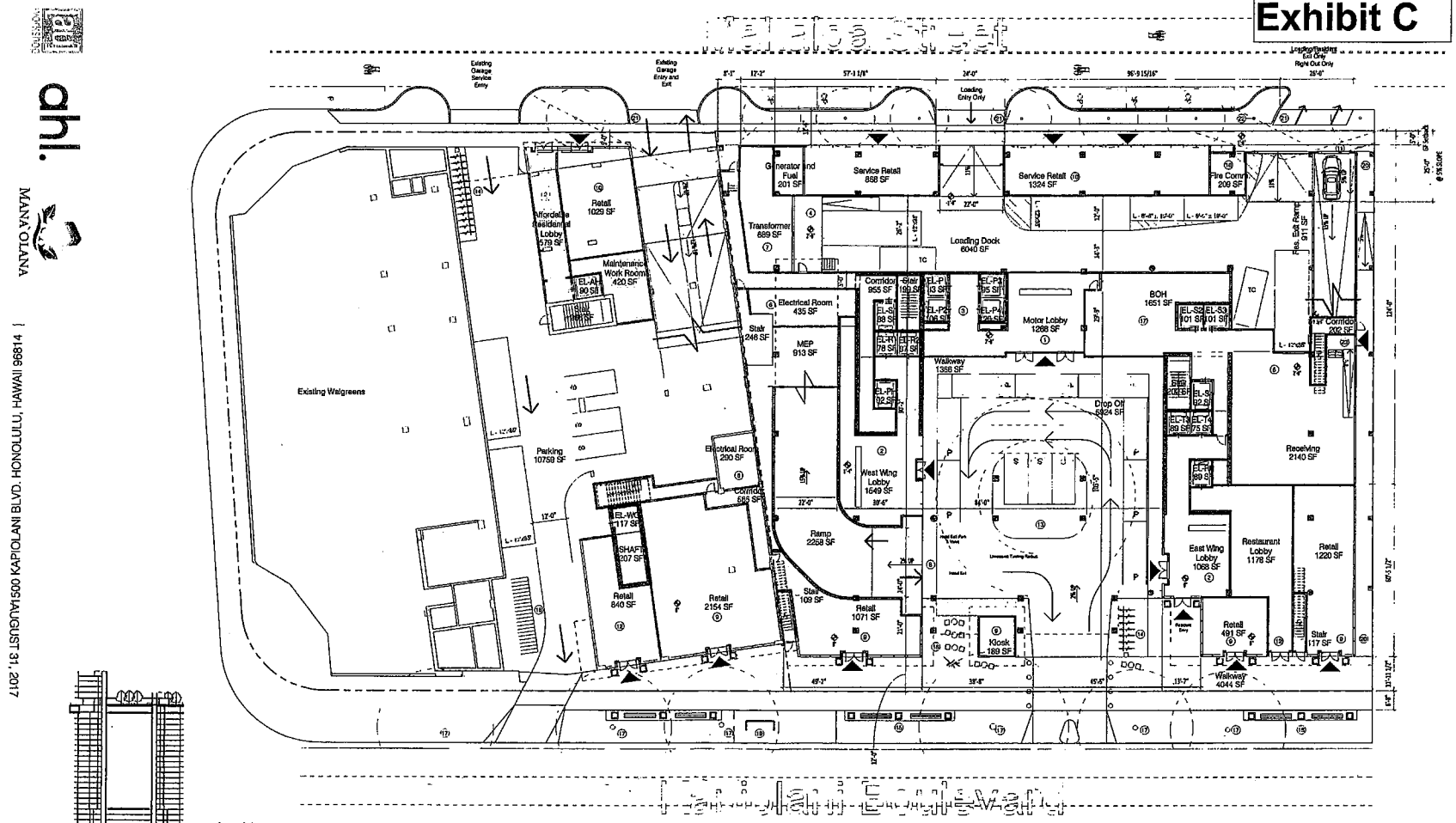
FIFTEEN HUNDRED KAPIOLANI

0' 5' 10' 20'
SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS

MA'NA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 31, 2017

Exhibit C



Level 1
1/16" = 1'-0"

FIFTEEN HUNDRED KAPIOLANI

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

1. HOTEL ENTRY
2. RESIDENTIAL LOBBY
3. HOTEL LOBBY AND BALLROOM ACCESS
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: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BIKE SHARE STATION (20 DOCKS TOTAL)
15. PEDESTRIAN BENCHES
16. FIRE CONTROL ROOM
17. EXISTING MONKEY POD TREES TO REMAIN
18. BIKE PARKING (21 SPACES)
19. NEW BUS STOP SHELTER
20. NEW PEDESTRIAN PATHWAY
21. APRON
22. APPROXIMATE VEHICLE SIGHT-LINES
23. EMPLOYEE ENTRANCE

LEVEL 1 FLOOR PLAN

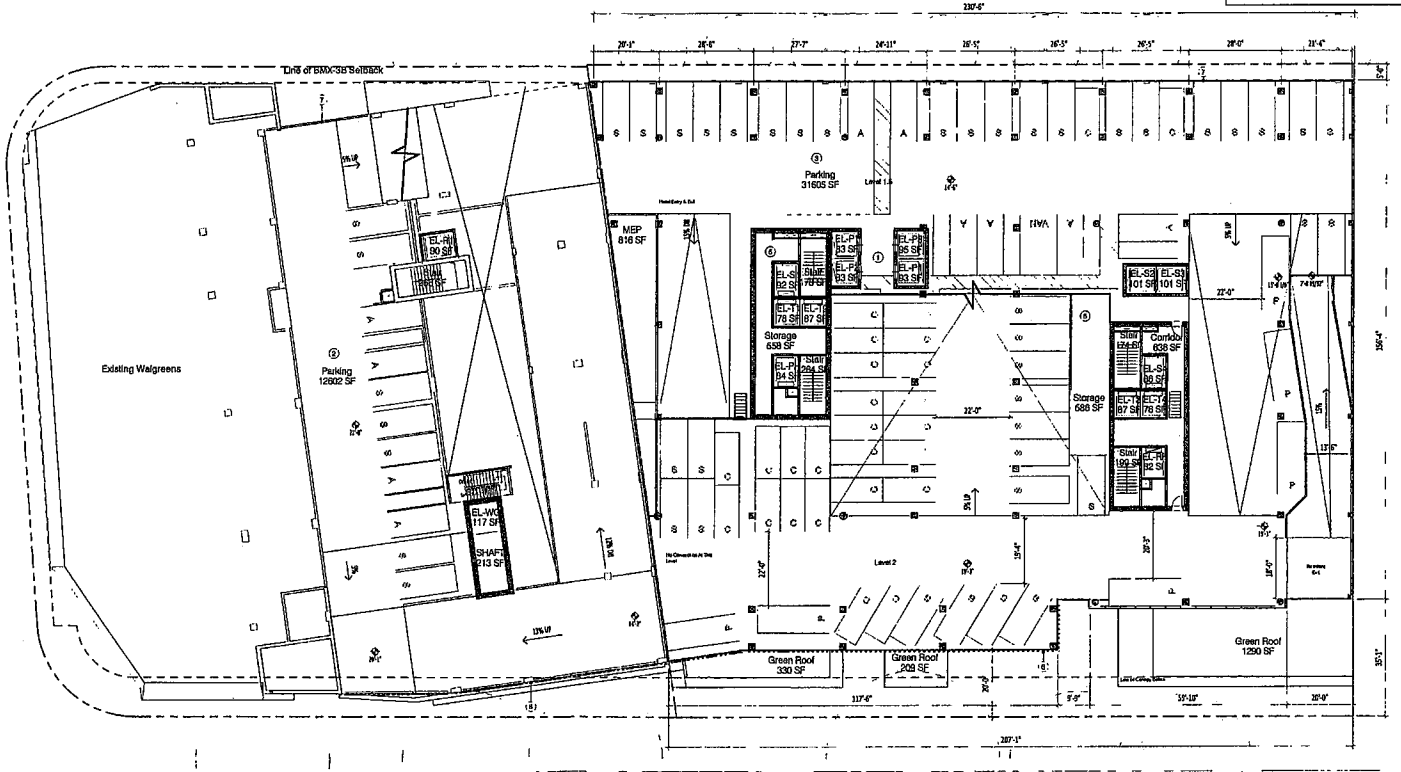
ahl.
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814
AUGUST 18, 2017

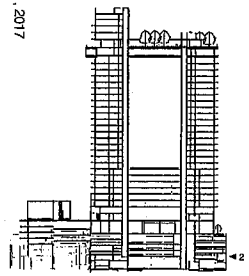
Exhibit D

ahl.

MANA'OLANA

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 31, 2017





Level 2 Parking
1/16" = 1'-0"

FIFTEEN HUNDRED KAPIOLANI

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

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

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard SU-30 turning	8'-3" x 18'-0"
V	Van	11'-0" x 18'-0" + 5' Aisle

Project Parking Schedule

Level	Type	Count
Level 1	Parallel	8
Level 1	Standard	6
		14
Level 2 Parking	Accessible	10
Level 2 Parking	Compact	24
Level 2 Parking	Parallel	6
Level 2 Parking	Standard	45
Level 2 Parking	Van	1
		86

Project Parking Schedule

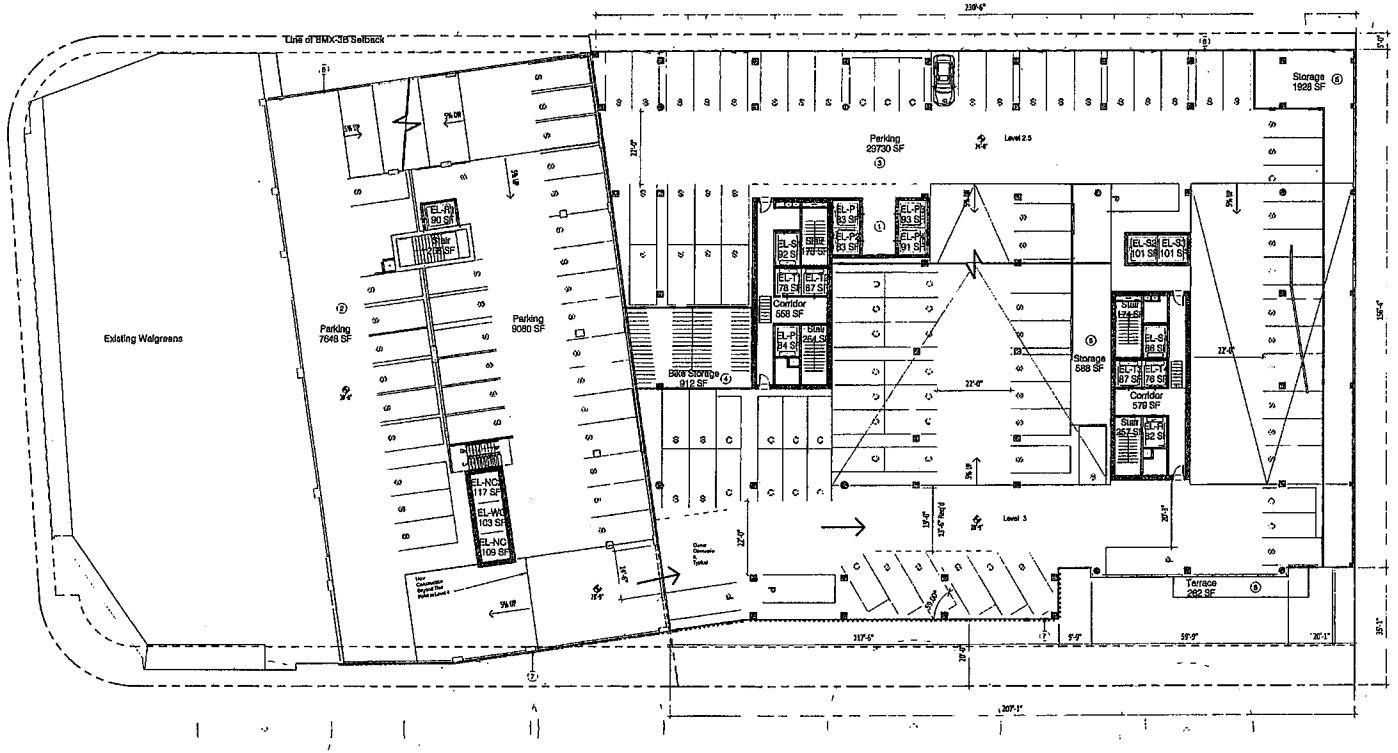
Level	Type	Count
Level 3 Parking	Compact	29
Level 3 Parking	Parallel	4
Level 3 Parking	Standard	92
		125
Level 4 Parking	Compact	31
Level 4 Parking	Parallel	3
Level 4 Parking	Standard	94
		128

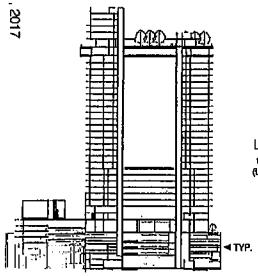
Project Parking Schedule

Level	Type	Count
Level 5 Parking	Compact	6
Level 5 Parking	Compact Parallel	1
Level 5 Parking	Parallel	4
Level 5 Parking	Standard	107
		118
Level 6 Ballroom	Standard	38
		38
Level 6.5 Parking	Standard	28
		28
Grand total: 537		537

LEVEL 2 PARKING PLAN

Exhibit E





Level 3 Parking
1/16" = 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

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
	SU-30 turning	
V	Van	11'-0" x 18'-0" + 5' Aisle

Project Bicycle Parking Schedule

Level	Count
Level 1	21
Level 3 Parking	63
Level 4 Parking	63
Level 5 Parking	10
Grand total: 157	157

FIFTEEN HUNDRED KAPIOLANI

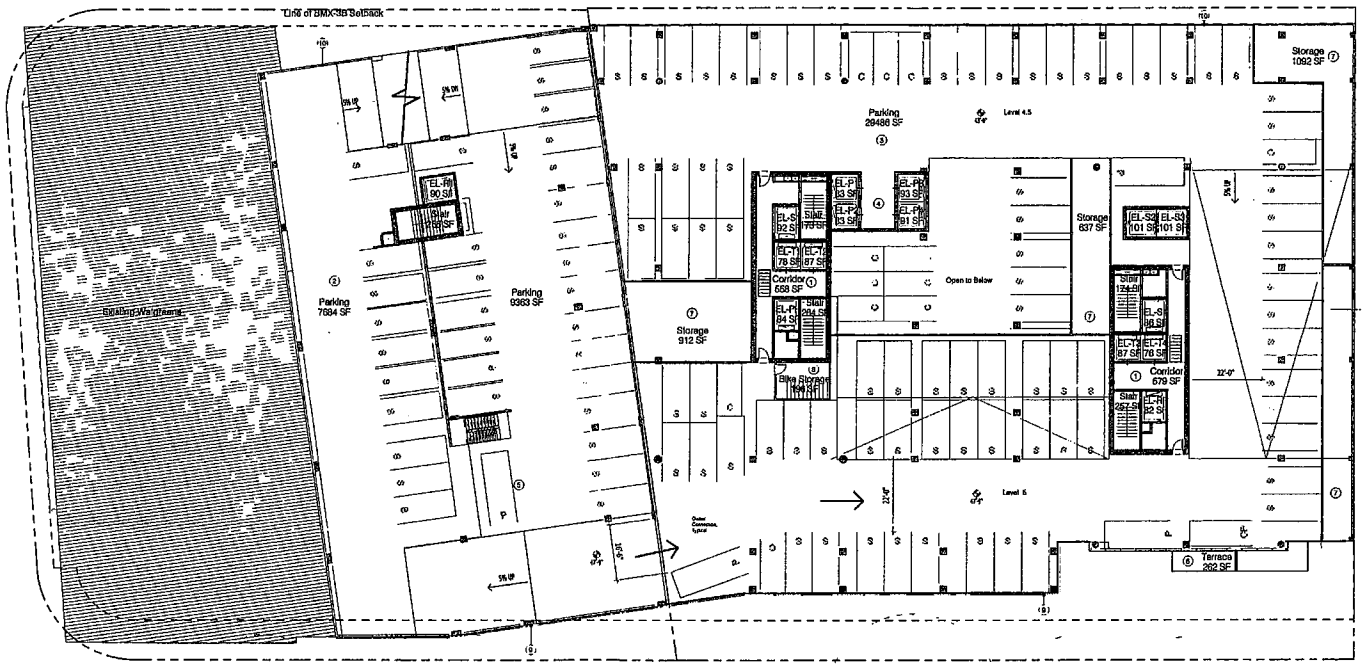
0' 8' 16' 32'
SCALE: 1" = 16'-0"

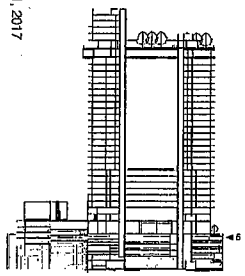
LEVEL 3 PARKING PLAN

ahl. MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 31, 2017

Exhibit F





Level 5 Parking
1/16" = 1'-0"

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

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 9.5x19	Loading 9.5' x 19'	9'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
	SU-30 turning	
V	Van	11'-0" x 18'-0" + 5' Aisle

FIFTEEN HUNDRED KAPIOLANI

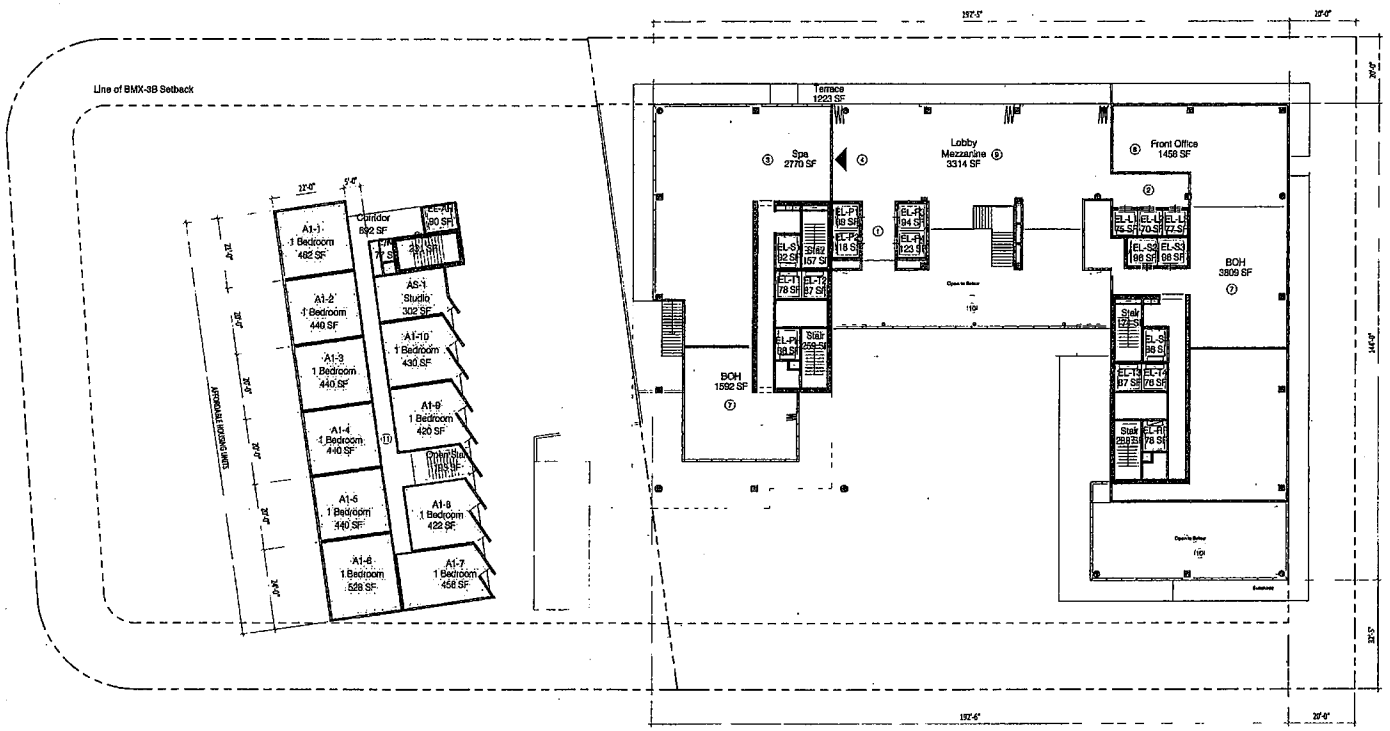
0' 8' 16' 32'
SCALE: 1" = 16'-0"

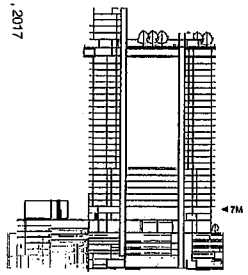
LEVEL 5 PARKING PLAN

ahl.
MANA'OLANA

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 31, 2017

Exhibit H





Level 7.5 Mezzanine
1/16" = 1'-0"

1 HOTEL LOBBY, BALLROOM, AND PARKING ACCESS
2 GUEST LIFTS
3 SPA
3 SPA ENTRANCE
5 RESTAURANT
6 BAR BELOW
7 BACK OF HOUSE
8 FRONT OFFICE
9 MEZZANINE
10 OPEN TO BELOW
11 PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

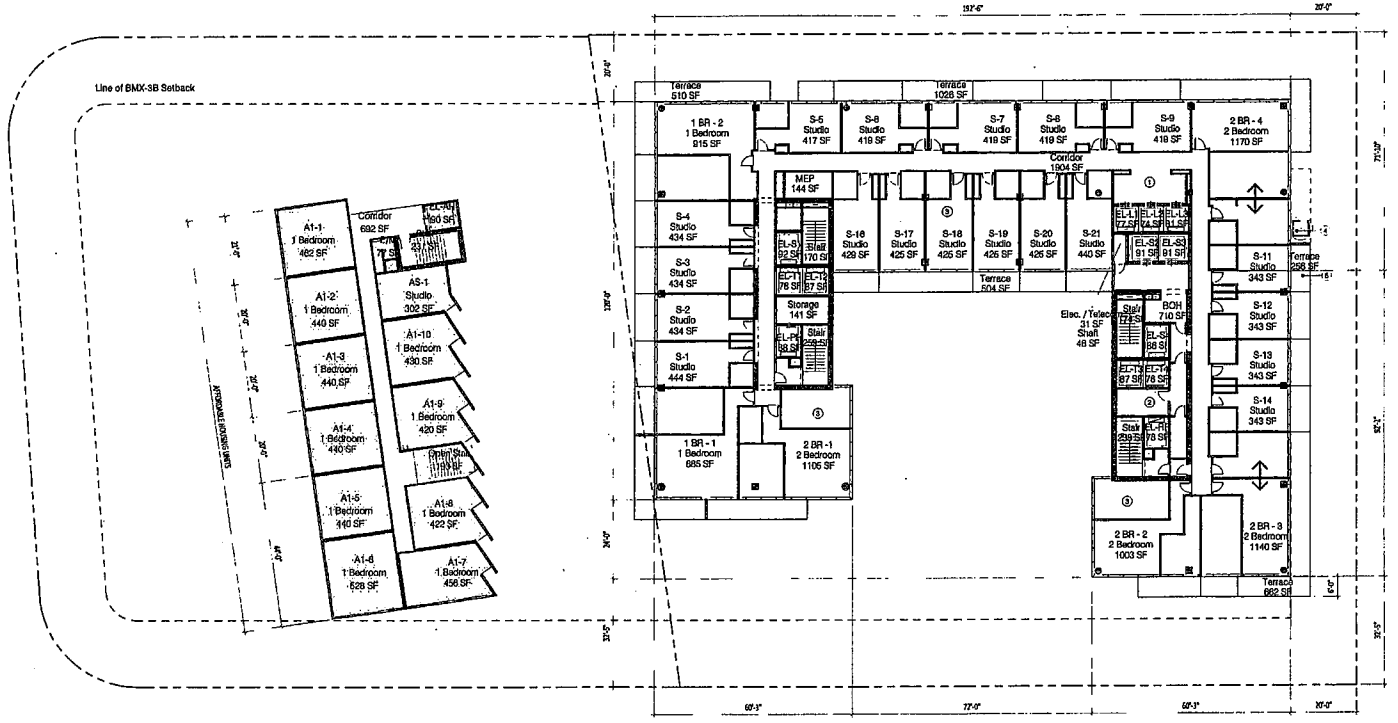
0' 8' 16' 32'
SCALE: 1" = 16'-0"

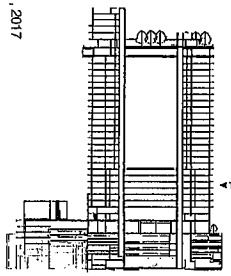
LEVEL 7.5 MEZZANINE PLAN

MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

AUGUST 31, 2017

Exhibit I





Level 11 Typ. Linked Floor
1/16" = 1'-0"

1. GUEST LIFTS
2. BACK OF HOUSE
3. GUEST ROOMS
4. PLANTER BOX
5. BALCONY
6. PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

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

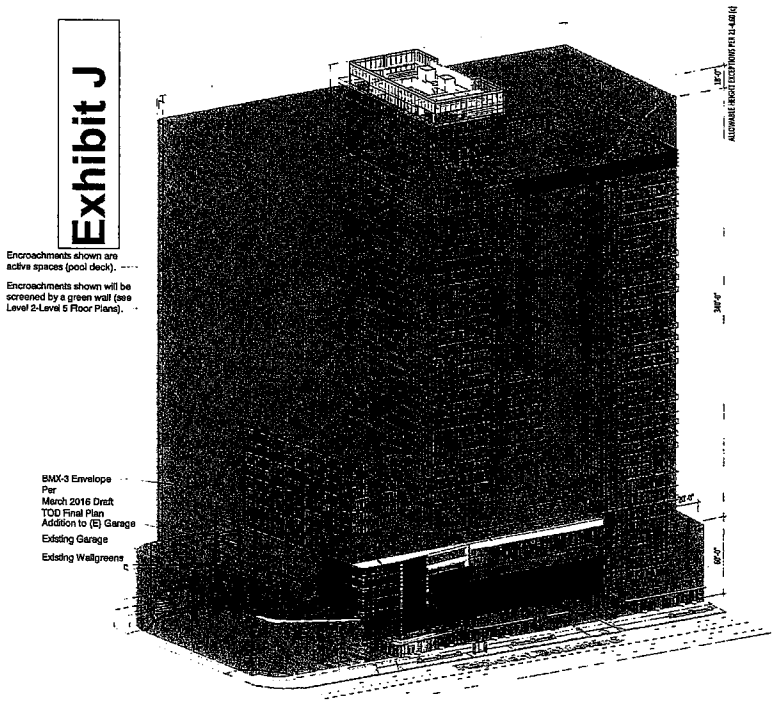
LEVEL 11 TYP. LINKED FLOOR PLAN

MAUKA TO MAUKA
ohl.
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

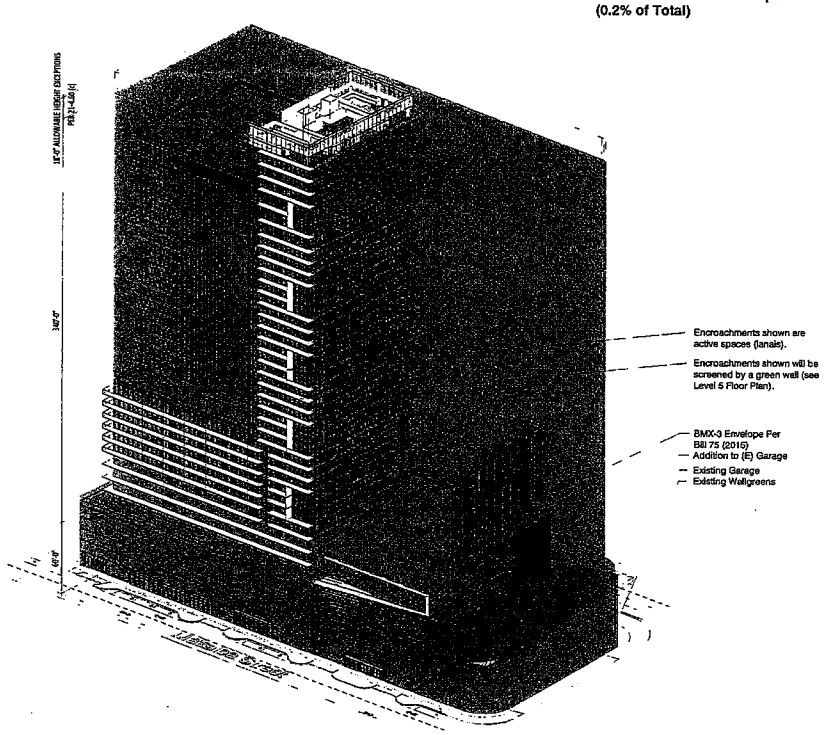
AUGUST 31, 2017

BMX-3B ENVELOPE ANALYSIS

Exhibit J



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



ahl.

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 31, 2017

NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

EXHIBIT 8

Draft Affordable Housing Agreement with the CCH

LAND COURT SYSTEM | REGULAR SYSTEM

RECORDATION: RETURN BY MAIL ( ) PICK-UP (X)

TITLE OF DOCUMENT:

1500 KAPIOLANI AFFORDABLE HOUSING REGULATORY AGREEMENT

PARTIES TO DOCUMENT:

DEVELOPER: Manaolana AREP III Holdings, LLC
11111 Santa Monica Boulevard, Suite 2250
Los Angeles, California 90025

CITY: City and County of Honolulu
Honolulu Hale
530 South King Street
Honolulu, Hawaii 96813

Tax Map Key Nos. (1) 2-3-021: 043 and :044

(This document consists of ___ pages)

1500 KAPIOLANI AFFORDABLE HOUSING REGULATORY AGREEMENT

This **AFFORDABLE HOUSING REGULATORY AGREEMENT** ("Agreement") is made this _____ day of _____, 2022, by and between **MANAOLANA AREP III HOLDINGS, LLC**, a Delaware limited liability company, whose mailing address is 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California 90025 ("Developer"), and **CITY AND COUNTY OF HONOLULU**, a political subdivision of the State of Hawaii, whose mailing address is Honolulu Hale, 530 South King Street, Honolulu, Hawaii 96813 ("City"). The City and the Developer may be referred to individually herein as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, an affiliate of Developer, MANAOLANA 1500, LLC is the fee owner of that certain real property located at 1500 Kapiolani Boulevard, Honolulu, Hawaii 96814 and described under City Tax Map Key ("TMK") No. (1) 2-3-021:044 (the "Manaolana Land"); and

WHEREAS, HAERI HACIENDA PLAZA LLC is the fee owner of that certain real property located at 1470 Kapiolani Boulevard, Honolulu, Hawaii 96814 and described under TMK No. (1) 2-3-021:043 (the "Haeri Land") (the Manaolana Land and the Haeri Land are collectively referred to as the "Project Land"); and

WHEREAS, the Project Land is more particularly described in Exhibit "1", attached hereto and incorporated herein by reference; and

WHEREAS, Developer proposes to develop a condominium project on the Project Land ("Project"); and

WHEREAS, the Project consists of hotel, residential, commercial and affordable housing components; and

WHEREAS, the Project's design does not comply with the applicable development standards established by the City's Land Use Ordinance ("LUO"); and

WHEREAS, LUO Section 21-9.100-5 allows the City to approve and permit developments that do not comply with development standards by issuing an Interim Planned Development-Transit Permit ("IPD-T Permit") under certain circumstances and in exchange for community benefits that are commensurate with the design flexibility allowed by the IPD-T Permit; and

WHEREAS, Developer submitted an application for an IPD-T Permit for the Project to the City Department of Planning and Permitting ("DPP") on April 17, 2017 ("Application"); and

WHEREAS, DPP accepted the Application for processing under DPP File No.2017/SDD-24; and

WHEREAS, an IPD-T Permit can only be issued by DPP after the Honolulu City Council ("City Council") approves the conceptual plans for the development and community benefits that will be provided by the developer and the project; and

WHEREAS, on August 11, 2017, DPP caused the Application and the Project's conceptual plans to be transmitted to the City Council for review via Departmental Communication No. 602 (2017); and

WHEREAS, the City Council duly approved the conceptual plans for the Project, subject to conditions by the adoption of Resolution No. 17-221, CD1 ("Resolution") on September 6, 2017; and

WHEREAS, Condition F of the Resolution requires Developer to satisfy the affordable housing requirements as follows:

> The Applicant shall provide a minimum of 78 affordable units, consisting of studio, one-bedroom, and two-bedroom units, to be available for rental to households with incomes not exceeding 80 percent of the area median income for a minimum period of 60 years, as generally shown in the Exhibits attached [to the Resolution]. A building permit for the required affordable housing units must be issued prior to the approval of a certificate of occupancy for the hotel use and the penthouse residential units.

WHEREAS, Developer proposes to satisfy the affordable housing requirement through the construction of 78 affordable units; and

WHEREAS, Section 2-8 of DPP's Rules to Implement City's Affordable Housing Requirements (2019) ("Affordable Housing Rules") require Developer to execute an affordable housing agreement acceptable to the DPP Director and execute and record a declaration of restrictive covenants that encumbers the Project with the obligation to provide the affordable housing required by the Resolution; and

WHEREAS, the Parties wish to enter into this Agreement in order comply with the Affordable Housing Rules; and

WHEREAS, the Parties acknowledge and agree that the consideration that they have given and received under this Agreement is fair and adequate consideration to support the terms of this Agreement and the duties and obligations arising hereunder;

NOW, THEREFORE, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and City hereby agree as follows.

DEFINITIONS

As used in the subsequent portions of this Agreement, the following terms shall have the meanings provided by the definitions set forth below. Some of the words that are defined below have been defined informally in the recitals to this Agreement; these informal definitions are only for the mutual convenience of the Parties in setting forth the background information giving rise to this Agreement. Any conflicts between the informal definitions contained in the recitals to this Agreement and the following definitions shall be resolved in favor of the definitions below.

1. "Agreement" means this 1500 Kapiolani Affordable Housing Agreement and includes all of the exhibits hereto (i.e., Exhibits "1" through "6").

2. "Affordable Housing Requirement" means the requirement of the developer to provide affordable housing unit(s) in the project as set forth in Condition F of the Resolution and in accordance with the Affordable Housing Rules.

3. "Affordable Housing Rules" or "AH Rules" means the City and County of Honolulu Department of Planning and Permitting's Rules to Implement City's Affordable Housing Requirements (2019), as may be amended.

4. "Affordable Rental Unit" means a rental dwelling unit provided on site that is subject to the price and Use restrictions as set forth in this Agreement.

5. "Affordability Period" means the period of time during which a project is subject to an affordable housing agreement and designated affordable housing units are to be rented to target income groups. For this Project, it means a minimum of sixty (60) years starting from the date a certificate of occupancy is issued for the first Affordable Rental Unit.

6. "Area Median Income" or "AMI" means that Area Median Income determined annually by HUD for the Honolulu Metropolitan Statistical Area as adjusted for household size and published by DPP.

7. "Annual Status Report" means an annual written status report to DPP documenting the Developer's compliance with the Affordable Housing Requirement as set forth in this Agreement.

8. "City" means the City and County of Honolulu and as used herein shall also be understood to mean and include the Department of Planning and Permitting, or other City department charged with administering the affordable housing requirements of the City.

9. "City Council" means the City Council of the City and County of Honolulu.

10. "Declaration of Restrictive Covenant" means a restrictive covenant in favor of the City and enforceable by the City recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii and/or the Bureau of Conveyances of the State of Hawaii encumbering the Project for the Affordability Period that runs with the land, and binds and gives notice to all subsequent grantees, assignees, mortgagees, licensors, and any other persons who can claim an interest in the project site.

11. "Department" and "DPP" mean the City and County of Honolulu Department of Planning and Permitting or its authorized agent.

12. "Developer" means Manaolana AREP III, LLC, whose mailing address is 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California 90025 and includes its successors, assigns, and any and all persons claiming an interest in the Project or the Project Land by through or under the same.

13. "Director" means the Director of the DPP or his/her authorized representative.

14. "Fair Market Rent" means the maximum periodic rent, including utilities, which can be charged for the Affordable Rental Unit, established annually by HUD for the Honolulu Metropolitan Statistical Area and published by the DPP.

15. "Gross Household Income" means the total annual income from all sources received by the Household head, spouse, and each additional member of the Household. Gross household income includes, but not limited to, income from: wages, salaries, overtime pay, commissions, fees, tips and bonuses; other compensation for personal services; pensions and social security; incomes from assets; dividends and interest; net income from business or professions; cost of living adjustments; variable housing allowances; basic allowance for quarters; child support; unemployment compensation; and governmental assistance, including, but not limited to, veterans affairs disability compensation, disability, and Section 8 housing programs. Gross household income does not include: income from the employment of minor children (including foster children); income from the employment of full-time students up to twenty-three (23) years old; and income of a Live-In Aide.

16. "Household" means a single person; or two or more persons that live together and are related by blood, marriage, or by operation of law; or, for affordable rental units, no more than five unrelated persons; or eight or fewer persons who reside together in a special treatment facility or other similar facility monitored and/or licensed by the State of Hawaii or the City and County of Honolulu, subject to the occupancy requirement as set forth under Section 3-7 of the Affordable Housing Rules. A Live-In Aide is not included in a household.

17. "HRS" means the Hawaii Revised Statutes, as amended.

18. "HUD" means the United States Department of Housing and Urban Development.

19. "Income Limit" means the maximum Gross Household Income that can be earned by a household for purposes of determining a household's eligibility for an affordable housing unit, as determined by the Affordable Housing Rules and the applicable AMI.

20. "Live In Aide" means a person who is essential to the care and well-being of a household member. The Director has the authority to qualify a person as a caregiver, provided proper documentation and credentials are provided.

21. "Project" means the 1500 Kapiolani Project, as described generally herein and more specifically in the Project Documents.

22. "Project Documents" means and includes this Agreement, and any plans, specifications, or permits issued by DPP for the construction or development of the Project.

23. "Project Land" means that certain real property located at 1470 and 1500 Kapiolani Boulevard, Honolulu, Hawaii 96814 and described under City Tax Map Key Parcel Nos. (1) 2-3-021: 043 and :044. The Project land is more specifically described in Exhibit "1".

24. "Project Unit" means any and all of the dwelling units in the Project.

25. "Qualified Household" means households who meet the eligibility requirements of Section 3.4 of the AH Rules to rent an Affordable Rental Unit in the Project, as verified by Developer and certified by City.

26. "Qualified Nonprofit Housing Trust" or "Trust" means a corporation, association, or other duly chartered organization that is registered and in good standing with the State; that is

recognized by the Internal Revenue Services as a charitable or otherwise tax-exempt organization under section 501(c) of the Internal Revenue Code of 1986, as amended; and that has the capacity, resources, and mission to carry out the purposes of this section as determined by the City.

27. "ROH" means the Revised Ordinances of Honolulu, 1990, as amended.

28. "Target Income Group" means the category of people whose Gross Household Income is below the maximum Income Limit for the Affordable Rental Unit.

29. "Use" and "Operation" mean: (1) any purpose for which the Project or Project Land is arranged, designed, employed, intended, maintained or occupied and (2) any activity, business, occupation, operation or transaction that is carried on or intended to be carried on at the Project or on the Project Land.

GENERAL PROVISIONS

1. Incorporation of Recitals. All of the above recitals are material to this Agreement and are hereby incorporated into this Agreement by this reference, provided that the definitions provided in the "Definitions" section of this Agreement shall control the proper construction and understanding of this Agreement.

2. Summary of the Agreement. The following is a summary of this Agreement, which is set forth in general terms for the mutual convenience of the Parties.

    a. Developer agrees to fulfill the Affordable Housing Requirement imposed by Condition F of the Resolution, in compliance with the Project Documents and all applicable laws.

    b. The City agrees that the delivery of 78 Affordable Rental Units described in this Agreement will satisfy Developer's obligation to contribute to the City's affordable housing supply, provided that the Affordable Rental Units are Used and maintained in compliance with the Resolution and the AH Rules, the Project Documents, and this Agreement for the required Affordability Period.

    c. In order to ensure that the Affordable Rental Units are delivered pursuant to this Agreement continues to serve its intended purposes, Developer agrees to cooperate with the City and perform certain acts, which are more specifically set forth below.

    d. In order to comply with the AH Rules, Developer agrees to certain other and additional terms and conditions, as fully set forth below.

    The full terms of this Agreement are set forth below. The exclusion of any term of this Agreement from the foregoing summary does not in any way invalidate any portion of this Agreement or excuse a breach of any such excluded terms. Conflicts between the summary provided above and the more detailed statement of the Parties' Agreement below, if any, shall be resolved in favor of the more specific provisions below.

AFFORDABLE HOUSING AGREEMENT

1. General Purpose of the Project. The purpose of the Project is to develop the Project Land with a condominium project consisting of hotel, residential, commercial and affordable housing components as described in the Project Documents. In order to comply with Condition F of the Resolution, Developer has agreed to construct and deliver Affordable Rental Units in accordance with the terms hereof. This Agreement is required by the AH Rules; its purposes are to: (a) ensure that Developer and the Project comply with the Resolution, the AH Rules, and the Project Documents and (b) ensure that the Affordable Rental Unit delivered pursuant to this Agreement serves the intended purposes for the required period of time.

2. Affordable Housing Requirement. The Affordable Housing Requirement for the Project arises from Condition F of the Resolution. Based on the information contained in the Project Documents and the Resolution, Developer is to provide 78 Affordable Rental Units. This requirement shall be satisfied by Developer through the delivery and Operation of 78 Affordable Rental Units subject to the terms and conditions of this Agreement.

    a. The Affordable Housing Requirement shall be satisfied through the delivery of 78 Affordable Rental Units.

    b. Developer currently plans to satisfy the Affordable Housing Requirement by constructing the Affordable Rental Units on lands within the Project site pursuant to the Affordable Housing Implementation Plan and Marketing Plan which is attached hereto as Exhibits "2" and "3" and made a part of this Agreement. The implementation Plan and Marketing Plan may be modified from time to time, subject to the consent of the Director. Any such modification shall be noted in the Annual Status Report, as defined below.

    c. The Affordable Rental Units shall comply with all applicable provisions of the AH Rules.

    d. The Affordable Rental Units shall be rented to qualified households with incomes not exceeding eighty percent (80%) AMI, adjusted for household size, as determined annually by HUD for the Honolulu Metropolitan Statistical Area.

    e. The Affordable Rental Units shall remain as affordable rentals for a minimum period of 60 years beginning from the date the unit is initially rented to a qualified household (the "Affordability Period"). The commitment to rent the Affordable Rental Unit to qualified household in the manner permitted under this Agreement for the duration of the Affordability Period shall (i) be stated in a declaration of covenants and restrictions or comparable document (the "CC&Rs") recorded in the Land Court or the Bureau of Conveyances, as applicable, and (ii) shall be recorded prior to the issuance of the Project's Certificate of Occupancy.

    f. After the Affordability Period and upon fulfillment of the Affordable Housing Requirement, there will be no restriction on the amount of rent that may be charged for the Affordable Rental Units. If, following the expiration of the Affordability Period, Developer converts the Affordable Rental Units into for-sale

units, Developer shall give written notice to the City of the intent to offer such units for sale. In accordance with Section 5-6 of the AH Rules, the Developer shall provide to the City or Qualified Nonprofit Housing Trust the first option to purchase the Affordable Rental Units for sale, at a price which an independent appraiser mutually agreed upon by Developer and the City determines to be the fair market value of the subject unit; provided, however, that should the City fail to give written notice to Developer of the City's exercise of its option within ninety (90) calendar days following the date of the notice of offering, the right of first refusal granted herein shall expire and the Developer may sell, lease, transfer, or otherwise use the rental unit at Developer's sole discretion. The right of first refusal granted herein is limited solely to the initial sale of the Affordable Rental Unit following the expiration of the Affordability Period.

g. Developer shall keep an accurate record of Affordable Rental Units maintained and rented to Qualified Households throughout the Affordability Period and retain such records (electronically or in hard copy) for a period of five (5) years after the expiration of the Affordability Period. The Affordable Rental Units provided shall be recognized toward satisfying the Affordable Housing Requirement based on the length of time the Affordable Rental Unit is occupied by Qualified Households under a binding lease agreement.

3. Maximum Rent.

   a. In order for the Affordable Rental Units to qualify toward satisfying the Affordable Housing Requirement, the monthly rent, including an allowance for utilities, shall not exceed the Fair Market Rent for an Affordable Rental Unit as described in Section 2-12 of the AH Rules.

   b. If the tenant(s) are responsible for paying their unit's utilities (water, sewer, gas and/or electricity), the monthly rent shall not exceed the Fair Market Rent minus an allowance for utilities as approved each year for the City, as reflected and set forth on Form HUD-52667 (Allowance for Tenant-Furnished Utilities and Other Services), excluding telephone, cable television, internet services, and parking, subject to DPP's approval.

   c. Other than DPP's approved rental rates, tenants of the Affordable Rental Units shall not be assessed an additional charge to cover the owners association's maintenance, reserve, special fees used for non-routine expenses, and annual monitoring fees.

4. Implementation and Marketing Plan. Prior to the first announcement and publication for the initial rental of the Affordable Rental Units, Developer shall submit an implementation plan and a marketing plan for review and approval by DPP. The implementation and marketing plans shall be consistent with this Agreement and include the information required in Section 2-6 and Section 4-2 of the AH Rules. Copy of these plans are attached hereto as Exhibits "2" and "3". Developer's marketing and rent of the Affordable Rental Units shall comply with the implementation and marketing plans approved by the Director, the applicable provisions of the AH Rules, and this Agreement. The implementation and marketing plans may be amended from time to time, subject to the Director's approval.

a. Developer shall use its reasonable best efforts to effectively market the Affordable Rental Units to households at or below eighty percent (80%) of the AMI, prior to or upon completion of construction of the Project. Developer shall publish in a newspaper of general circulation, or other electronic media acceptable by DPP, a notice that shall contain information as to the availability of the Affordable Rental Units and the rental amount. Developer or Developer's leasing agent may also hold open houses of the Affordable Rental Units upon completion of the Project and maintain an online website for the Affordable Rental Unit.

c. The Affordable Rental Units shall be first offered on a lottery basis. If there are , Affordable Rental Units that remain unrented after the Developer has exhausted the list of qualifies households based on the initial lottery, eligible renters may then be selected on a first-come, first-served basis, unless otherwise approved by the Director. Developer or Developer's agent shall review the applications for completeness and initial eligibility, and submit the qualified household application(s), to DPP for review and approval. The initial offering of the Affordable Rental Unit is currently anticipated to occur in 2022.

d. Prior to the announcement and publication for the rental of the Affordable Rental Units, the Developer shall submit a final marketing plan for review and approval by DPP. The final marketing plan shall include the information required in Section 4-2 of the AH Rules, including the number of advertisements to be posted and dates of posting in a newspaper of general circulation, or other electronic media acceptable by DPP; summary information showing unit number, unit type, number of bedrooms/bathrooms, and corresponding rental rate; and description of the selection process.

5. Estimated Start Date of Initial Marketing Period. The initial offering of the Affordable Rental Unit is currently anticipated to commence on _____.

6. Details of Eligibility and Income Verification per Chapter 3 of the AH Rules. Developer shall be responsible for reviewing the Affordable Rental Units applications for completeness and initial eligibility, and the Director shall be responsible for the confirmation and approval of an applicant's eligibility.

a. Developer will require applicants to submit their applications to Developer using a form approved by the Director, screen applications for completeness, and maintain detailed records of applicants and applications as required by Section 3-1 of the AH Rules.

b. To qualify to rent an Affordable Rental Unit, applicants must meet the City's eligibility requirements on the date the application is submitted as described in Section 3-4 of the AH Rules.

c. Each applicant to rent the Affordable Rental Unit shall complete and sign an Affordable Housing Application and Eligibility of Affidavit certifying that he/she is eligible to rent the Affordable Rental Unit. Sample forms are attached hereto as Exhibits "4" and "5". The completed application, plus supporting documentation, shall include pertinent information to verify the applicant's eligibility, including but not limited to, the applicant's name, total gross household income, household

size, and housing income group.

d. Developer or Developer's agent shall review applications for completeness and initial eligibility before submitting completed application packets to DPP. Complete application packets will include all information and documentation needed for DPP to confirm an applicant's eligibility under Chapter 3 of the AH Rules, and an income verification worksheet that is completed by Developer or Developer's agent using a form approved by the Director. Exhibit "6" is an income verification worksheet that has been approved by the Director. The completed income verification worksheet must provide an initial assessment and analysis of an applicant's eligibility based on the applicant's income and asset statement, and supporting documentation, all of which must be appended to the income verification worksheet for the applicant. As part of this initial assessment, Developer shall be responsible for verifying that the applicant meets the Income Limit requirements for the applicable Target Income Group and has the ability to pay rent. An incomplete application, including inadequate supporting documentation required to verify eligibility, shall be returned to the Developer or Developer's agent. DPP will certify the gross household income, as well as compliance with certain other eligibility requirements, based on the household's current income information, latest tax return(s) or other DPP approved income verification forms documents as required by DPP.

e. Completed applications, including all supporting documentation and documents approved by DPP, shall be kept on file (electronically or in hard copy) by the Developer or Developer's agent for the duration of the Affordability Period, and made available for review by the City or City's authorized agent upon request.

f. A non-refundable applicant eligibility certification fee of $75, payable to the City and County of Honolulu, will be assessed for each application reviewed by the City, in accordance with Section 38-1.10(c)(4), ROH.

g. To ensure that Households occupying Affordable Rental Units remain compliant with the eligibility requirements, the Qualified Household shall be recertified annually by Developer for the duration of the tenant's occupation of the unit. The Gross Household Income of an approved tenant shall be verified annually by the Developer or Developer's agent for the duration of the tenant's occupation of the unit, and made by reference to the household's current income information, latest tax return(s) or other DPP approved income verification documents. Recertification documents shall be kept on file (electronically or in hard copy) by Developer for review by DPP for the duration of the Affordability Period. It is understood and agreed that tenants whose income exceeds the designated income limit may continue to reside in the affordable rental unit for a period not to exceed twenty-four (24) months, unless approved by the Director in accordance with Section 3-5 of the AH Rules.

h. To obtain recognition for delivering the Affordable Rental Units, the Developer shall submit the completed Application and Income Verification Forms, along with recertification together with any required documentation under the AH Rules, with the tenant's information reported in the Annual Status Report as described below.

7. Annual Reporting.

a. Beginning from the commencement of the Affordability Period and for the duration of the Affordability Period, Developer shall submit an annual status report for the Affordable Rental Units, documenting Developer's compliance with the Affordable Housing Requirement as set forth in this Agreement ("Annual Status Report"). The Annual Status Report must be submitted to the Director by July 15 of each year following the commencement of the Affordability Period.

b. The Annual Status Report shall consist of two documents, an Annual Monitoring Report and an annual rent roll, which shall include the pertinent information of all tenants who have resided in the Affordable Rental Units during the reported year. The Annual Status Report shall contain the following information, in accordance with Section 6-3 of the AH Rules:

The annual monitoring report shall include the following information:

(1) Project name;
(2) Project Tax Map Key and address;
(3) Project's total number of housing units;
(4) Required number of Affordable Rental Units;
(5) Total number of Affordable Rental Units delivered; and
(6) Affordability Period for the Affordable Rental Units .

The annual rent roll shall include the following for each Affordable Rental Unit:

(1) Unit number;
(2) Number of bedrooms, bathrooms, and total size in square footage;
(3) Occupancy status;
(4) Target income group;
(5) Gross monthly rent;
(6) Name of renter(s) under each lease;
(7) Commencement and Termination dates for each lease;
(8) Number of Household members;
(9) Number of adults in each Household;
(10) Number of minors in each Household; and
(11) Annual Gross Household Income of the Household

c. The Developer shall pay a $50 annual monitoring fee to the private compliance monitoring service hired by the city, in accordance with Section 38-1.10(c)(3), ROH. In the absence of a private compliance monitoring service, the fee shall be paid to the City and County of Honolulu.

8. Inspection Requirements and Procedures. The City shall be entitled to inspect the Project (including the Project's common areas and Affordable Rental Units) and records and things related to the Project as follows:

a. Construction Inspections. Developer shall permit the City to inspect the Project during construction in order to assess the progress of construction and the Project's compliance with this Agreement, the AH Rules, the Project Documents, and other Plans, specifications, and permits for the Project. Inspections of the Project pursuant to this provision shall be in addition to rather than in lieu of other

Conveyances and the Land Court, this Agreement and any amendments must be recorded in both the Land Court and the Bureau of Conveyances) and shall not take effect until such recordation is complete. No waiver of any specific provision or term of this Agreement will imply a waiver of any other term or provision of this Agreement. Waivers will not be implied from any delay or failure by the City to take action on any breach of or default under this Agreement or other the applicable laws. No failure or delay by City to require strict or specific performance by Developer of any provision of this Agreement or to exercise any election contained herein shall be construed as a waiver of the same or any right, power or remedy hereunder. Nor shall any failure or delay of the City to enforce strict or specific performance of any term of this Agreement constitute a waiver or relinquishment for the performance of the same.

c. No City Relationship. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one another. The Parties shall not establish or be determined to have established a joint venture, equity venture, partnership or any other relationship. The City neither undertakes nor assumes any responsibility or duty to Developer except as expressly provided in this Agreement. The City does not accept or undertake any duty to any third party with respect to this Agreement or the actions of the Developer. Neither Developer nor any of its employees, agents, contractors or other representatives or consultants shall pretend to be or hold themselves out as employees or agents of City. Developer shall not have any authority to act as an agent of City or to bind City to any obligation.

d. Action by the City. Except as may be otherwise specifically provided herein, whenever any approval, notice, direction, consent or request by the City is required or permitted under this Agreement, such action shall be in writing and signed by the City's authorized representative. The above-described actions may be given, made or taken only by the City's authorized representatives.

e. Successors and Assigns. This Agreement shall run with the land, and all of the terms, covenants and conditions of this Agreement shall be binding upon Developer, Developer's successors and assigns, and the HRS Chapter 514B associations for the Project. To the extent that Developer is not able to make this Agreement an effective encumbrance on one or more Project Units, Developer shall require all owners of such units to execute a joinder to this Agreement or a consent to the recordation of this Agreement as a covenant running with the land against their unit. Joinders and consents required under this section of the Agreement shall be in a form and substance acceptable to the Director and recorded against the relevant Project Units at Developer's sole cost and expense.

f. Compliance with Laws. Developer, at its sole cost and expense, shall ensure that the Project complies with the Project Documents and all applicable laws at all times and in all respects.

g. No Discrimination. Developer covenants by and for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons in the sale, lease, sublease, transfer, Use, occupancy, tenure or enjoyment of the Project Units on the basis of race, sex, sexual

orientation, age, religion, color, ancestry, handicapped status, marital status, or arrest and court record.

h. Further Assurances. The Parties shall execute, acknowledge and deliver to the other such other documents and instruments, and take such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement.

i. Non-Liability of City and City Officials, Employees and Agents. No member, official, employee or agent of the City shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City, or for any amount of money which may become due to Developer or its successor or for any obligation of City under this Agreement. Developer waives on behalf of itself and its successors and assigns, any and all claims for direct liability, contribution, liability apportionment, and shared liability of any kind against the City for claims that arise, directly or indirectly, and in whole or in part, from any error, negligence, recklessness, lapse in judgment or omission in the planning, design, construction, maintenance or operation of the Project. This waiver specifically includes, without limitation, the right to apportion liability to the City or seek contribution from the City for claims and liabilities for monetary or property damage, loss of use, loss of profit, personal injury, wrongful death, negligence, professional errors and omissions, and general liability.

j. Defense and Indemnity. To the greatest extent permitted by law, Developer shall indemnify, defend (with counsel approved by City), and hold the City harmless from and against all claims arising directly or indirectly and in whole or in part, as a result of or in connection with the design, construction, management, operation, sale, leasing, approval, or Use of the Project, including, without limitation, state and federal fair housing law claims and claims for the failure to perform any act or obligation under this Agreement. Developer's indemnification obligations under this Agreement shall not extend to claims to the extent that they are based on the negligence or willful misconduct of DPP. The provisions of this section of the Agreement shall survive the expiration and termination of this Agreement.

k. Headings and Construction. The headings of the sections and paragraphs of this Agreement are for convenience only and shall not be used to interpret this Agreement. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party.

l. Statutory References. To the extent that the same will not materially alter the obligations of the parties or their financial obligations under this Agreement, all references in this Agreement to particular statutes, regulations, ordinances, administrative rules or resolutions of the United States of America, the State of Hawaii, or the City and County of Honolulu shall be deemed to include the same statute, regulation, ordinance or resolution as hereafter amended or renumbered, or if repealed, to such other provisions as may thereafter govern the same subject.

m. Time is of the Essence. Time is expressly made of the essence with respect to each and every provision of this Agreement.

n. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of Hawaii without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Circuit Court of the First Circuit, State of Hawaii.

o. Default and Notice of Default. Developer's failure to perform or deliver in accordance with any term, provision or covenant of this Agreement shall constitute an event of default hereunder if the same remains uncorrected to the satisfaction of the City after sixty (60) days written notice, as measured from the date a written notice of default is mailed to Developer. A notice of default issued by the City shall include:

(1) Identification of the terms, provisions or covenants of this Agreement that have been breached;

(2) The transactions or units involved;

(3) The actions or inactions of the Developer giving rise to the to breach; and

(4) The actions necessary to cure the breach.

p. City Remedies. Upon the occurrence of an event of default and its continuation beyond any extension of time to correct the same, if granted by the City, the City may proceed with any of the following remedies:

(1) Bring an action breach of contract, equitable relief and/or injunctive relief seeking the specific performance of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of such terms and conditions, and/or seeking declaratory relief;

(2) For violations of obligations with respect to rents for Affordable Rental Units, impose a charge in an amount equal to the actual amount collected in violation of applicable Use restrictions or in excess of rents allowed for Affordable Rental Units;

(3) For violations of obligations related to the marketing and rent of Affordable Rental Units, declare any affected rent or transaction void ab initio and invalid;

(4) For all breaches of this Agreement, rescind, revoke, or declare null and void any permits, development approvals, or authorizations for the Project;

(5) For all violations of this Agreement, declare that the identified Affordable Rental Unit does not satisfy the requirements of the AHR; and/or

(6) For all breaches of this Agreement, seek appropriate legal relief, whether at law or in equity.

The remedies provided for herein may be sought against Developer and its

successors and assigns, which shall include both the owners of Project Units and the HRS Chapter 514B associations for the Project, as deemed appropriate by the City. Service of a notice of default and any legal process upon the HRS Chapter 514B associations for the Project shall be effective and legally binding on each and every HRS Chapter 514B association member.

q. Third Party Beneficiaries. The occupants of the Affordable Rental Units at the Project are expressly designated as third-party beneficiaries to this Agreement. They shall have legal standing and rights to enforce the terms of this Agreement concerning the sale and marketing of the Affordable Rental Units, Affordability Periods, Use restrictions, and maximum sales prices of Affordable Rental Units by specific performance, declaratory and injunctive relief, and breach of contract.

r. Recordation; No Subordination. This Agreement shall be recorded against each Project Unit as a declaration of restrictive covenants. Deeds of trust provided for the benefit of lenders shall be subordinate to this Agreement, such that no deed of trust, instrument, or transaction may extinguish or take precedence over the Use and Affordability restrictions applicable to Affordable Rental Units under this Agreement and applicable laws.

s. No Lien Impairment. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Agreement shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument for the Project or the Project Units. However, any of Developer's successors in interest shall be bound by applicable covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

t. Computation of Time. The time in which any act is to be done under this Agreement is computed by excluding the first day and including the last day, unless the last day is a holiday recognized by the City or a Saturday or Sunday, in which case that day is also excluded.

u. Legal Advice. Each Party represents and warrants to the other the following: they have carefully read this Agreement; they have had the benefit of legal advice from attorneys of their choosing regarding the contents and requirements of this Agreement; in signing this Agreement, they do so with full knowledge of their legal rights; and, they have freely signed this Agreement without any reliance upon any agreement, promise, statement or representation by or on behalf of the other Party, or their respective agents, employees, or attorneys, except as specifically set forth in this Agreement.

v. Severability. Any part, provision, representation or warranty of this Agreement which is prohibited or which is held to be void or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof. To the extent permitted by law, the parties hereto waive any provision of law which prohibits or renders void or unenforceable any provision hereof. If the invalidity of any part, provision, representation or warranty of this Agreement will deprive any Party to this Agreement of the benefits intended to be conferred by this Agreement, the

parties shall negotiate, in good-faith, to develop a revised agreement, the effect of which will be to convey the intended benefits of this Agreement to each party without invalidity.

w. Term and Termination of Agreement. This Agreement shall remain in effect until the one (1) year after the end of the last Affordability Period for any Affordable Rental Unit governed by this Agreement. Upon termination of this Agreement, the Parties agree to execute and record appropriate instruments to release and discharge this Agreement and any real property encumbrances, as may be appropriate. However, the execution and recordation of such instruments shall not be necessary to the termination of this Agreement upon the expiration of its term.

x. Entire Agreement; Exhibits. This Agreement, together with the Exhibits "1" through "6" contains the entire agreement of Parties with respect to the subject matter hereof, and supersedes all prior oral or written agreements between the Parties with respect the same.

y. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

z. Notices. Any notice required or permitted by the provisions of this Agreement to be given by a party to any other party, shall be written and shall be deemed to have been served when hand-delivered or when delivered by certified mail, return receipt requested, to the other party at the address and to the person designated by each party.

CITY AND COUNTY OF HONOLULU:

City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Attention: Director

DEVELOPER

Manaolana AREP III Holdings, LLC
11111 Santa Monica Boulevard, Suite 2250
Los Angeles, California 90025
Attention: James Ratkovich

[*Signatures begin on the next page*]

IN WITNESS WHEREOF, the City has signed this Agreement as of the date first written above.

APPROVED AS TO FORM AND LEGALITY:

By _____
Deputy Corporation Counsel
for the City and County of Honolulu

CITY AND COUNTY OF HONOLULU

By _____
Dean Uchida
Its Director of the
Department of Planning and Permitting

IN WITNESS WHEREOF, the Developer has signed this Agreement as of the date first written above.

DEVELOPER:

MANAOLANA AREP III HOLDINGS, LLC
a Delaware limited liability company

By _____

City Notary Page

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this ____ day of _____, 20_____, before me personally appeared _____ personally known, who, being by me duly sworn or affirmed, did say that ___ executed the foregoing instrument as ____ free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

_____
Print Name:
Notary Public, State of Hawaii

My commission expires: _____

Doc. Date: _____ # Pages: _____
Name: First Circuit

Doc. Description: Affordable Housing Agreement

_____ _____
Notary Signature Date

NOTARY CERTIFICATION

Developer's Notary Page

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this ____ day of _____, 20 _____, before me personally appeared _____ personally known, who, being by me duly sworn or affirmed, did say that ___ executed the foregoing instrument as ____ free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

_____
Print Name:
Notary Public, State of Hawaii

My commission expires: _____

Doc. Date: _____ # Pages: _____
Name: First Circuit

Doc. Description: Affordable Housing Agreement

_____ _____
Notary Signature Date

NOTARY CERTIFICATION

Developer's Notary Page

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this ____ day of _____, 20 _____, before me personally appeared _____ personally known, who, being by me duly sworn or affirmed, did say that ___ executed the foregoing instrument as ____ free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

_____
Print Name:
Notary Public, State of Hawaii

My commission expires: _____

Doc. Date: _____ # Pages: _____
Name: First Circuit

Doc. Description: Affordable Housing Agreement

_____ _____
Notary Signature Date

NOTARY CERTIFICATION

EXHIBIT "1"

PROPERTY DESCRIPTION

END OF EXHIBIT "1"

EXHIBIT "2"

AFFORDABLE HOUSING IMPLEMENTATION PLAN
(Subject to Change and Modifications)

(All terms provided in this Exhibit shall have the same meaning as the definitions set forth in the Affordable Housing Agreement)

End of Exhibit "2"

EXHIBIT "3"

AFFORDABLE HOUSING MARKETING PLAN
(Subject to Change and Modifications)

(All terms provided in this Exhibit shall have the same meaning as the definitions set forth in the Affordable Housing Agreement)

End of Exhibit "3"

EXHIBIT "3"

Exhibit "4"

Affidavit of Eligibility for City-Regulated Affordable Housing Units

To be submitted to the Honolulu Department of Planning and Permitting
per Rules to Implement City's Affordable Housing Requirements (3/2019)

Project and Unit		
Project name		Applicant name
Unit No.	____ BR / ____ BA	☐ For-sale ☐ Rent

Affidavit of Eligibility for AH Unit		
The undersigned Applicant(s) certify the following:		
I am a citizen of the United States or a resident alien.	☐ Yes	☐ No
I am at least eighteen (18) years of age.	☐ Yes	☐ No
I am domiciled in the State of Hawaii and have a bona fide intent to physically reside in the AH unit for the duration of the restriction period or lease agreement.	☐ Yes	☐ No
My total gross household income does not exceed the unit's designated income limit. See Table A for income limits	☐ Yes	☐ No
For-sale applicants: I have sufficient gross household income to qualify for a mortgage and spend no more than 33% of gross household income toward monthly housing payments. **Rental applicants:** I have sufficient gross household income to demonstrate an ability to pay rent and meet any additional criteria established by the City.	☐ Yes	☐ No
For-sale applicants: I, either individually or with a household member, do not own or have not owned for three years prior to this application, a majority interest in fee simple or leasehold lands suitable for dwelling purposes. **Rental applicants:** I do not own, and will not own for the duration of the rental period, a majority interest in fee simple or leasehold lands suitable for dwelling purposes.	☐ Yes	☐ No
For-sale applicants: My total net available household asset does not exceed the purchase price of the unit. **Rental applicants:** My total net available household asset does not exceed the unit's designated income limit as adjusted by household size.	☐ Yes	☐ No
For-sale applicants only: I have not previously received assistance under a program designed and implemented by any State or county agency to assist persons to purchase affordable housing units.	☐ Yes	☐ No
The City's Affordable Housing Rules provide waivers and exceptions to some requirements under certain circumstances.		

By signing this Affidavit the undersigned represent(s) and affirm(s) that the undersigned has/have read, understand(s) and agree(s) to the above statements.

1) _____ _____
Applicant signature *Print name* *Date*

2) _____ _____
Co-*applicant 1 signature* *Print name* *Date*

3) _____ _____
Co-*applicant 2 signature* *Print name* *Date*

Exhibit "5"

Application for City-Regulated Affordable Housing Units

To be submitted to the Honolulu Department of Planning and Permitting
per Rules to Implement City's Affordable Housing Requirements (3/2019)

Project and Unit		
Project name		Building name (if applicable)
Project address		
Unit No.	___ BR / ___ BA	☐ For-sale ☐ Rent

Primary Applicant			
First name			Middle name/ initial
Last name			
Address line 1			
Address line 2			
City	State		ZIP code
Home phone	Mobile phone	Work phone	
Email address			
Photocopy of ID attached:	☐ Hawaii driver's license	☐ Hawaii State ID	☐ Other gov't ID (specify)

Co-Applicant 1 (if applicable)			
First name			Middle name/ initial
Last name			
Address line 1			
Address line 2			
City	State		ZIP code
Home phone	Mobile phone	Work phone	
Email address			
Photocopy of ID attached:	☐ Hawaii driver's license	☐ Hawaii State ID	☐ Other gov't ID (specify)

Co-Applicant 2 (if applicable)			
First name			Middle name/ initial
Last name			
Address line 1			
Address line 2			
City	State		ZIP code
Home phone	Mobile phone	Work phone	
Email address			
Photocopy of ID attached:	☐ Hawaii driver's license	☐ Hawaii State ID	☐ Other gov't ID (specify)

Primary Household Member			
First name			Middle name/ initial
Last name			
Birth date		Employed? ☐ Yes ☐ No	Full-time student? ☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1) below*		Self	
Employer 1			
Address 1		Address 2	
City	State		ZIP code
Start date	Phone		
Employer 2			
Address 1		Address 2	
City	State		ZIP code
Start date	Phone		
Employer 3			
Address 1		Address 2	
City	State		ZIP code
Start date	Phone		

(1) Choices for this category are:
Self
Spouse/Partner
Parent
Child
Sibling
Extended Family
Friend (not related)
Caretaker

Please provide a photo ID for every household member

Household Member 2			
First name		Middle name/ initial	
Last name			
Birth date	Employed? ☐ Yes ☐ No	Full-time student?	☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1)*			
Employer 1			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		
Employer 2			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		

Household Member 3			
First name		Middle name/ initial	
Last name			
Birth date	Employed? ☐ Yes ☐ No	Full-time student?	☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1)*			
Employer 1			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		
Employer 2			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		

Household Member 4			
First name		Middle name/ initial	
Last name			
Birth date	Employed? ☐ Yes ☐ No	Full-time student?	☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1)*			
Employer 1			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		
Employer 2			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		

Household Member 5			
First name		Middle name/ initial	
Last name			
Birth date	Employed? ☐ Yes ☐ No	Full-time student?	☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1)*			
Employer 1			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		
Employer 2			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		

Household Asset Verification	
Choose asset type from options in List (2) below	
Asset 1 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 2 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 3 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 4 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 5 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 6 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 7 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 8 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

(2) Choices for this category are:

Bonds
Certificate of Deposit (CD)
Checking account
Life insurance
Mutual funds
Real estate
Savings account
Stock
Other

Please provide account statements and other supporting documents

Household Income
Please list all income earners, including those part-time and self-employed. Do not include income of minor children, full-time students up to 23 years old, and live-in aides.

Income -- Household Member 1	
Choose income source type from options in List (3) below	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	
Income source 4 type (3)	Income source 4 Employer name
Annual income	

(3) Choices for this category are:
Alimony
Child support
Gross pay
Investment income
No income
Pension
Retirement
Social Security
Unemployment compensation
Other

Please provide pay stubs, bank statements and other supporting documents

Income -- Household Member 2	
Choose income source type from options in List (3)	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	

Income -- Household Member 3	
Choose income source type from options in List (3)	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	

Income -- Household Member 4	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	

Income -- Household Member 5	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	

(Add pages as needed)

Income limit, AMI group	
Income limit $ _____	AMI group _____ %

Table A. Household Income Limits for Affordable Housing (2022)

To be eligible for City-regulated Affordable Housing, a household's gross income may not exceed the following limits. These figures are updated annually. **AMI** is the Area Median Income.

	Income limits for Affordable Housing units designated for households earning:			
	80% of AMI	**100% of AMI**	**120% of AMI**	**140% of AMI**
1-person household	$73,200	$91,500	$109,800	$128,100
2-person household	$83,600	$104,500	$125,400	$146,300
3-person household	$94,080	$117,600	$141,120	$164,640
4-person household	$104,480	$130,600	$156,720	$182,840
5-person household	$112,880	$141,100	$169,320	$197,540
6-person household	$121,200	$151,500	$181,800	$212,100
7-person household	$129,600	$162,000	$194,400	$226,800
8-person household	$137,920	$172,400	$206,880	$241,360

Documentation

Please include the following documentation with this application:

- Applicant AH eligibility affidavit (*Page 1 of this application*)
- Statement that household member does not intend to work for a year (required if no income is selected)
- Most recent two months' pay stubs or other documentation of income, including Social Security and VA benefits
- Last two years' tax returns, including W-2s, 1099s and applicable schedules
- Bank and other financial institution statements, showing interest rate or interest earned
- Mortgage pre-qualification (for sale) or draft lease agreement (rental)
- Photo ID of all household members
- Other supporting documents (divorce decree, marriage certificate, etc.)

Under penalties of perjury, I declare that I have examined all of this application, including accompanying documents, and, to the best of my knowledge, information, and belief, all of the statements contained herein are true, correct and complete.

1) _____ _____
Applicant signature *Print name* *Date*

2) _____ _____
Co-*applicant 1 signature* *Print name* *Date*

3) _____ _____
Co-*applicant 2 signature* *Print name* *Date*

END OF EXHIBIT "5"

EXHIBIT "6"

Income verification worksheet - rental					
Mo/Da/2022	2022/elog-xxxx	doc 182xxxx			
Project Name	Unit #	x BR/x BA		Rent $	
Household size: X					
Income worksheet for Firstname M. Lastname and Firstname M. Lastname					

GROSS PAY & OTHER INCOME

Income types include gross pay from an employer, net income from business or profession, pension and Social Security, alimony ar
unemployment compensation and gov't assistance, COLA & housing/subsistence allowance, and investment income.
It does not include income of a co-mortgagor who is not a household member, minor children and full-time students up to 23, and l

(source)	Amount	(source)	Amount	(source)	Amount	(source)	Amount	(source)	Amount
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
Sum	$0.00	Sum	$0.00	Sum	$0.00	Sum	$0.00	Sum	$0.00
# of stubs	1	# of stubs	1	# of stubs	1	# of stubs	1	# of stubs	1
average pay	$0.00	average pay	$0.00	average pay	$0.00	average pay	$0.00	average pay	$0.00
period type	12	period type	12	period type	12	period type	12	period type	12
est annual	$0.00	est annual	$0.00	est annual	$0.00	est annual	$0.00	est annual	$0.00
est monthly	$0.00	est monthly	$0.00	est monthly	$0.00	est monthly	$0.00	est monthly	$0.00

ASSET INCOME

	Mkt value	APY	Income
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
Total A	$0.00	na	$0.00
Total B*	$0.00	na	$0.00
Applicable income (larger of A or B)			**$0.00**

* If total Mkt Value <$5,000, Total B income is $0
* If total Mkt Value >$5,000, will be multiplied by 0.06%
Assets include checking, savings, CDs, stocks, bonds

HOUSEHOLD INCOME & CAPACITY TO PAY

Household total est annual pay	$0.00
Household asset annual income	$0.00
Total household annual income	**$0.00**
Household est monthly pay	$0.00

Annual income guidelines 2022			*Pay period type*
	80% AMI	**120% AMI**	Weekly (52)
Family of 1	$73,200	$109,800	Bi-weekly (26)
Family of 2	$83,600	$125,400	Semi-monthly (24)
Family of 3	$94,080	$141,120	Monthly (12)
Family of 4	$104,480	$156,720	
Family of 5	$112,880	$169,320	
Family of 6	$121,200	$181,800	
Family of 7	$129,600	$194,400	
Family of 8	$137,920	$206,880	

Use this field to enter notes.

20220501

EXHIBIT 9

Letter to DPP – Condition B of Resolution 20-170, CD1

(Dated August 19, 2021)

2024 North King Street
Suite 200
Honolulu Hawaii 96819-3494
Telephone 808 842 1133
Fax 808 842 1937
eMail rmtowill@rmtowill.com

R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

August 19, 2021

Mr. Dean Uchida, Director
Department of Planning and Permitting
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attn: Mr. Alex D. Beatty

Subject: **Condition B. of Resolution 20-170, CD1**
Interim Planned Development-Transit Project at 1500 Kapiolani Boulevard
Ala Moana, Honolulu, Oahu, Hawaii
Tax Map Keys: (1) 2-3-021: 043 and 044
(Reference: Res. 20-170, CD1, Res. 17-221, CD1, SDP No. 2017/SDD-224)

Dear Mr. Beatty:

On behalf of the Applicant, Mana'olana AREP III Holdings, LLC, we are submitting the following information to comply with Condition B. of Resolution 20-170, CD1.

Condition B states the following:

Within one year after the date of adoption of this resolution, the Applicant shall submit to the DPP for review and approval updated plans required under Condition 2 of the Project's special district permit, which demonstrate compliance with LUO requirements; Resolution 17-221, CD1; and transit-oriented development regulations.

Condition 2 of the Project's special district permit (2017/SDD-224) and our responses are indicated below.

Prior to submitting any building permits, the Applicant shall submit the following revised plans and drawings to the Land Use Permits Division for approval:

a. *Roof plan and elevation drawings showing that only elevator, stair access, and other necessary mechanical equipment exceeds 400 feet in height. Railings around the rooftop may be a maximum of 42 inches in height:*

   Response: Updated plans are provided in **Exhibit A.**

b. *A site plan showing 11 bicycle parking stalls at the current location in the Walgreens loading area, and 10 bicycle parking stalls at a new location that is convenient for cyclists on the ground floor of the site;*

   Response: The 11 bicycle parking stalls at the current location in the Walgreens loading area, and 10 bicycle parking stalls at a new location are shown in **Exhibit A.** As noted in item 14, there are 5 bicycle stalls located near the main driveway entrance along Kapiolani Boulevard and 5 bicycle stalls within the new pedestrian corridor at the east side of the project site. The 5 bicycle stalls located within the corridor is strategically placed near the employee entrance. Furthermore, a bikeshare station with a minimum of 20 stalls will be located

on-site and coordinated with Bikeshare Hawaii as indicated in Res. 17-221, CD1 condition I.1.

c. *A site plan and ground floor details showing a new pedestrian walkway connecting the Hotel Lobby to Makaloa Street, creating a mid-project pedestrian connection in addition to the existing walkway provided in the Walgreens loading area; and*

Response: A revised site plan and ground floor plan indicating the new pedestrian walkway along the east side of the project site is provided in **Exhibit A.**

d. *Plans showing the elimination of the exit only loading driveway on Makaloa Street.*

Response: The exit only loading driveway along Makaloa Street has been eliminated as shown in the revised plans in **Exhibit A.**

The applicant will comply with the conditions of Resolution 17-221, CD1, Special District Permit No. 2017/SDD-224, and transit-oriented development regulations.

If you should have questions, or wish to have additional information, please feel free to contact me at (808) 748-7431 or isaiahs@rmtowill.com.

Very truly yours,

Isaiah Sato

Enclosures: Exhibit A Revised Plans

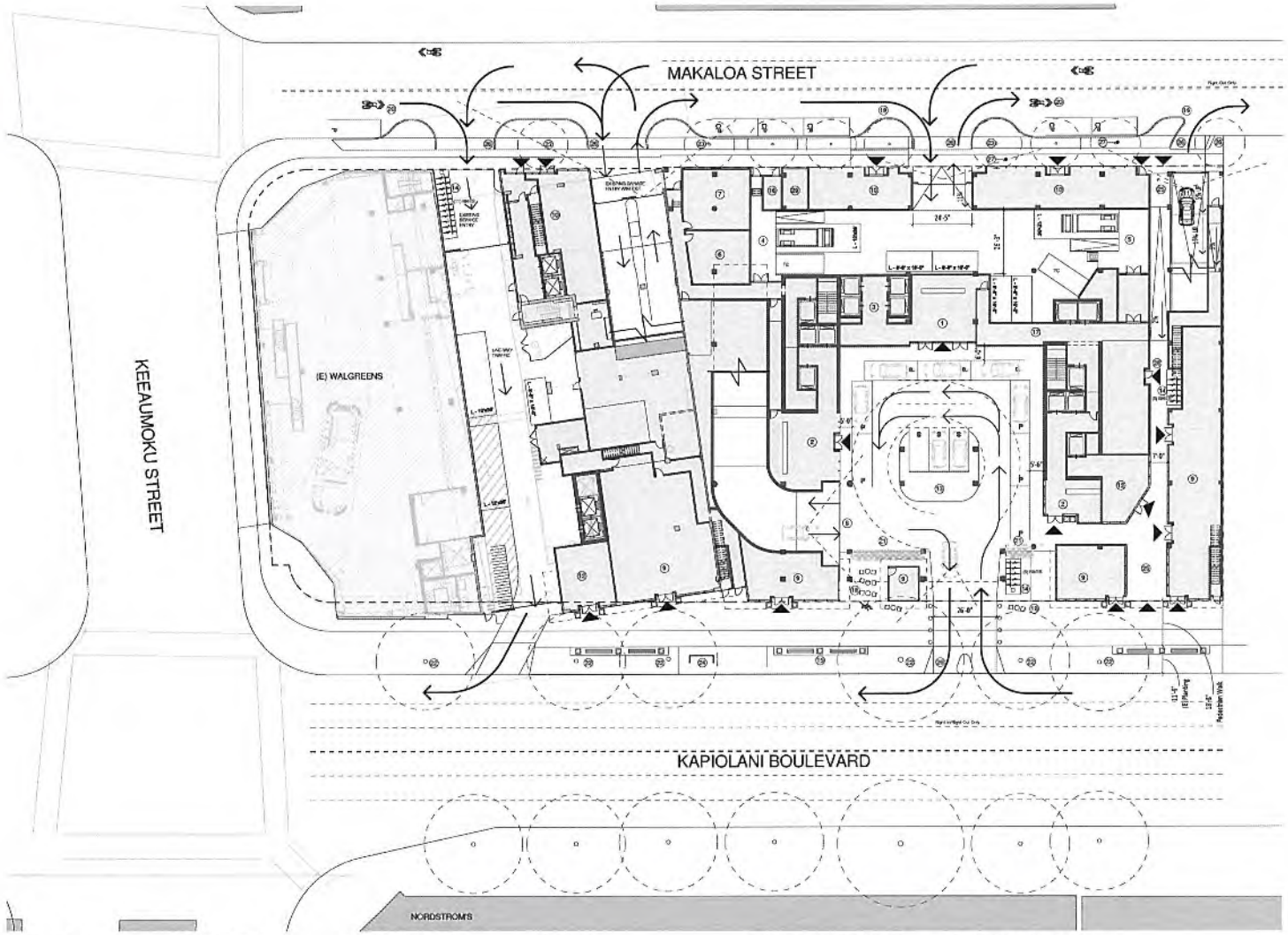
cc: Manaolana AREP III Holdings, LLC

Exhibit A

Revised Plans

MANA OLANA

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 19, 2021



Site Plan
1" = 20'-0"

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: RESIDENT EXIT ONLY
⑫ RESTAURANT LOBBY
⑬ GARDEN
⑭ BICYCLE PARKING (21 SPACES TOTAL)
⑮ PEDESTRIAN BENCHES
⑯ FIRE CONTROL ROOM
⑰ BACK OF HOUSE
⑱ PUBLIC PLAZA/PARKLET
⑲ NEW BULB-OUTS ALONG MAKALOA
⑳ NEW SHARROWS ALONG MAKALOA
㉑ BAMBOO SCREENING HEDGE
㉒ EXISTING MONKEYPOD TREES TO REMAIN
㉓ NEW STREET TREES PER CITY STANDARD
㉔ NEW BUS-STOP SHELTER
㉕ NEW PEDESTRIAN WALKWAY
㉖ APRON
㉗ APPROXIMATE VEHICLE SIGHT-LINES
㉘ EMPLOYEE ENTRANCE
㉙ GENERATOR

FIFTEEN HUNDRED KAPIOLANI

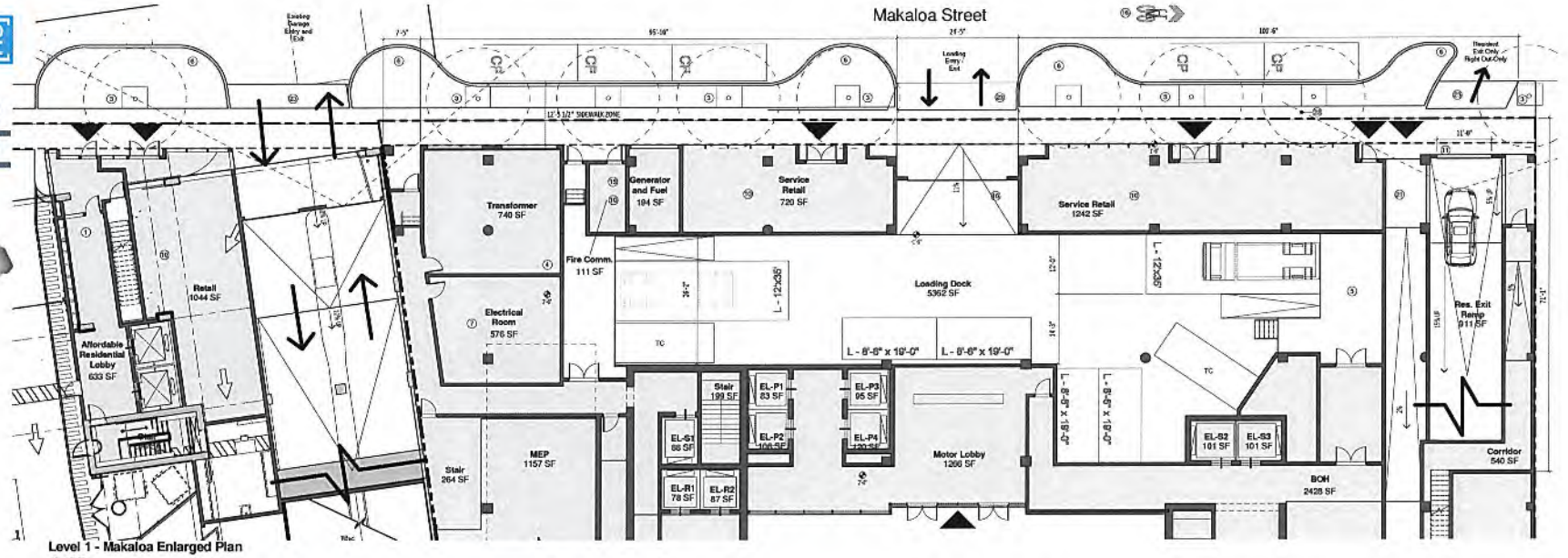
0' 10' 20' 40'
SCALE: 1" = 20'-0"

SITE PLAN

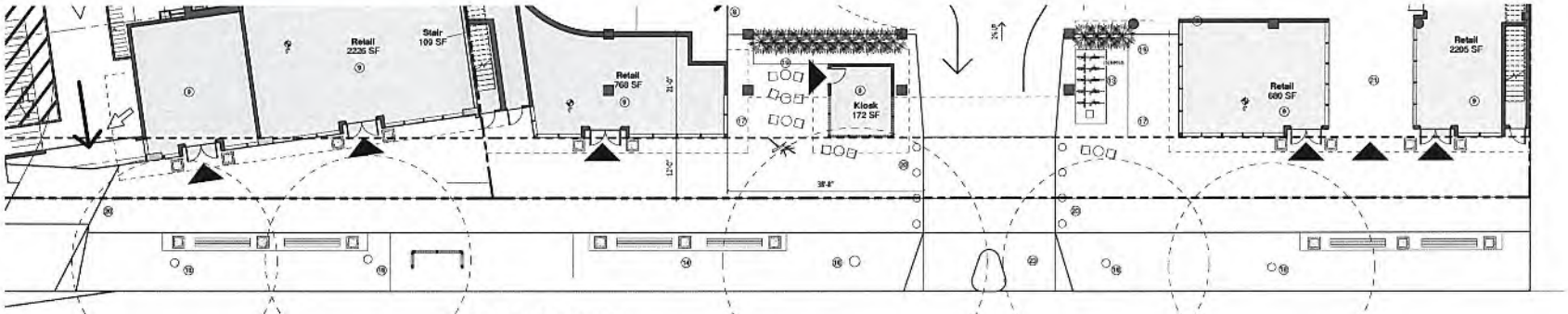
ahl
WORKSHOP

MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021



Level 1 - Makaloa Enlarged Plan
1" = 10'-0"



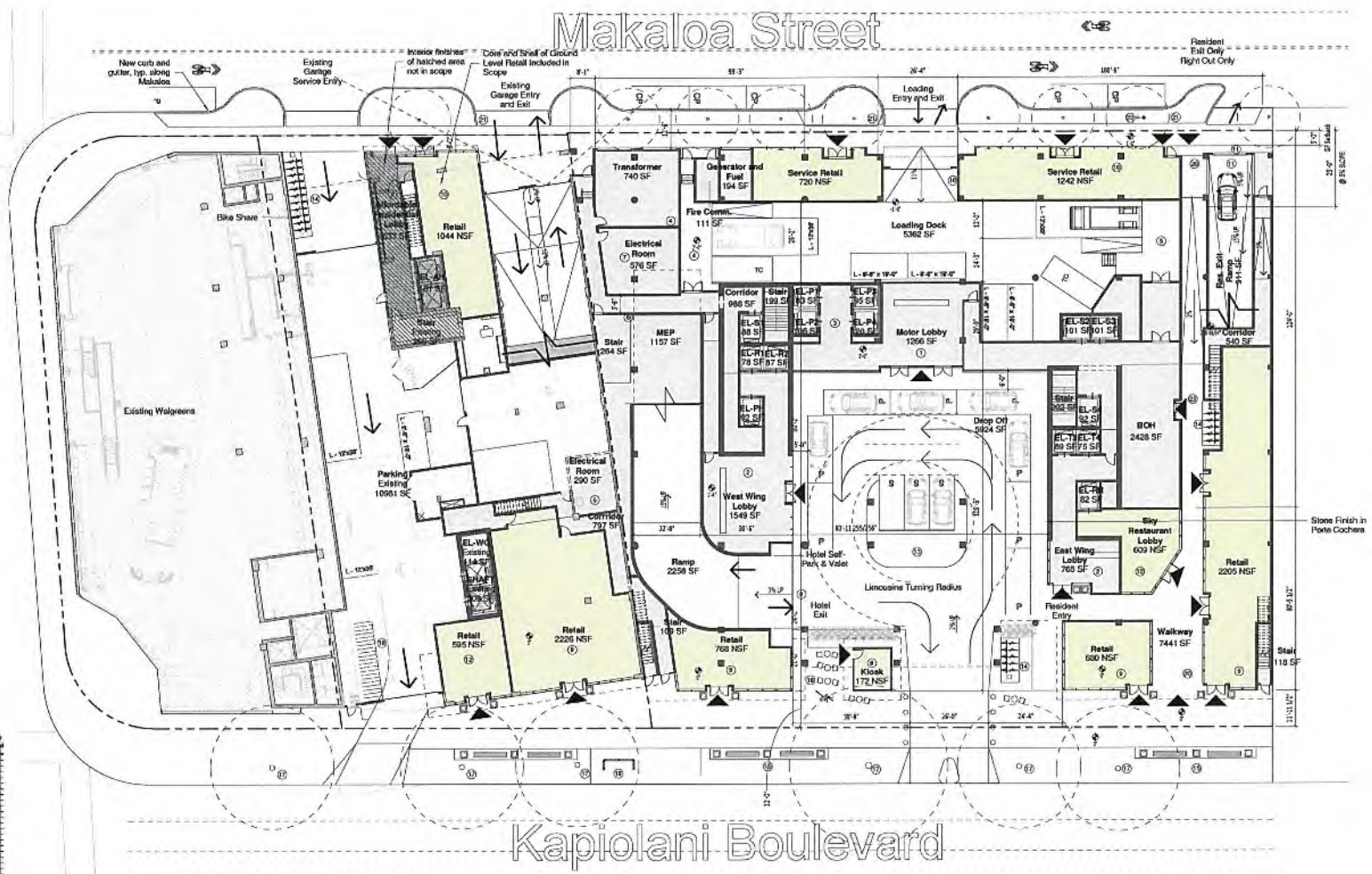
Level 1 - Kapiolani Enlarged Plan
1" = 10'-0"

1. AFFORDABLE HOUSING LOBBY
2. RESIDENTIAL LOBBY
3. NEW STREET TREES PER STANDARD
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. BULB-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 BIKE "SHARROWS"
17. PUBLIC PLAZA/PARKLET
18. EXISTING MONKEY POD TREES TO REMAIN
19. BAMBOO SCREENING HEDGE
20. AT-GRADE SIDEWALK EXPANSION WITH SAME MATERIALS; CONTINUES ACROSS DRIVEWAY
21. NEW, SAFE, WELL-LIT, PAVED PEDESTRIAN PATHWAY
22. APPROXIMATE VEHICLE SIGHT-LINES
23. APRON

FIFTEEN HUNDRED KAPIOLANI

0' 5' 10' 20'
SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS



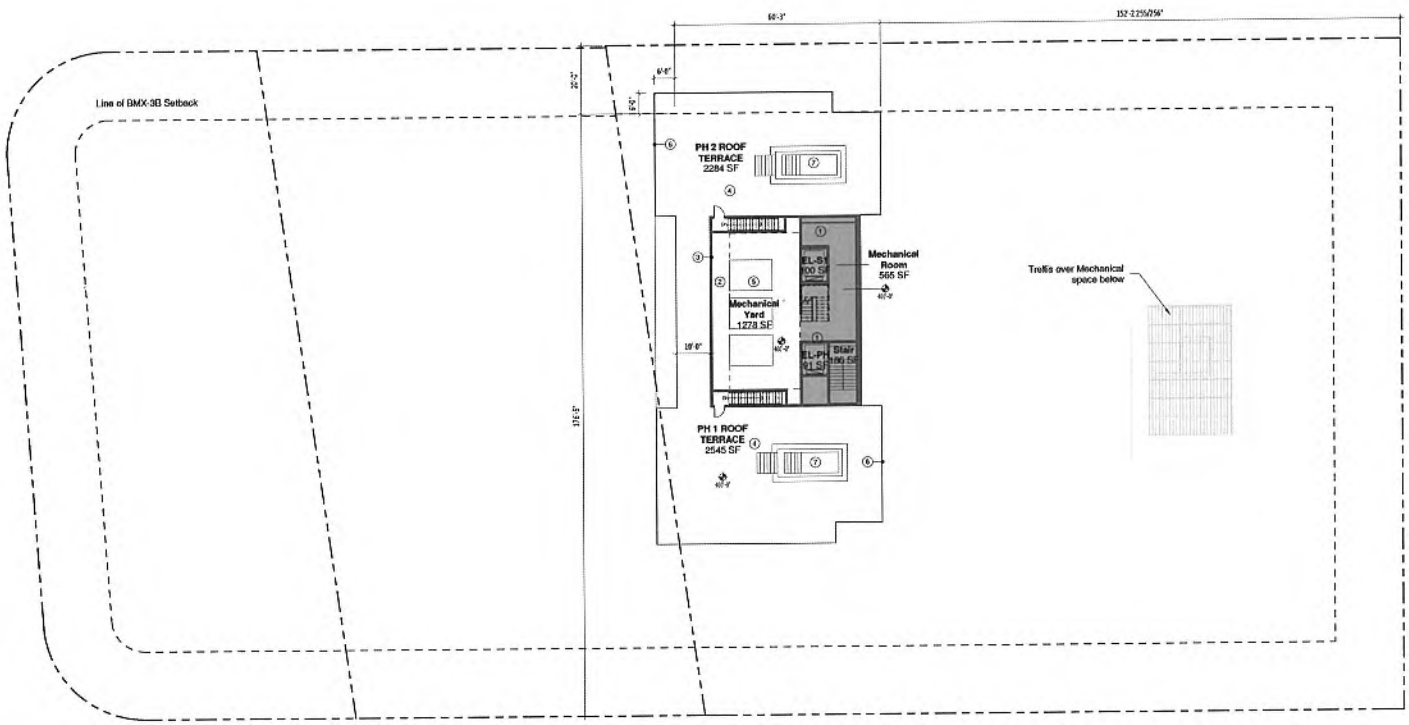
1. HOTEL ENTRY FROM DROP-OFF AREA
2. EAST AND WEST WING RESIDENTIAL LOBBY
3. HOTEL LOBBY AND BALLROOM ACCESS
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. ELECTRICAL ROOM
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. ELECTRONICALLY CONTROLLED GATE: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BICYCLE PARKING; SEE SITE PLAN FOR COUNT
15. NEW WOOD PEDESTRIAN BENCHES AND PLANTERS, TYP.
16. FIRE CONTROL ROOM
17. EXISTING MONKEY POD TREES TO REMAIN
18. BIKE PARKING (21 SPACES)
19. NEW BUS STOP SHELTER
20. PEDESTRIAN PATHWAY
21. APRON
22. APPROXIMATE VEHICLE SIGHT-LINES
23. EMPLOYEE ENTRANCE

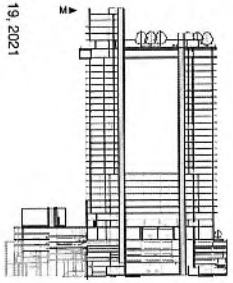
FIFTEEN HUNDRED KAPIOLANI

SCALE: 1/16" = 1'-0"

LEVEL 1 FLOOR PLAN

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021





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

① ELEVATOR OVERRIDES
② SERVICE CATWALK ABOVE
③ MECHANICAL SCREEN
④ PRIVATE PENTHOUSE TERRACE
⑤ MECHANICAL YARD
⑥ 42" HIGH GLASS RAILING
⑦ PRIVATE 36" HIGH STAINLESS STEEL PLUNGE POOL

LEVEL 38 MECHANICAL PLAN

FIFTEEN HUNDRED KAPIOLANI

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

MANA OLANA

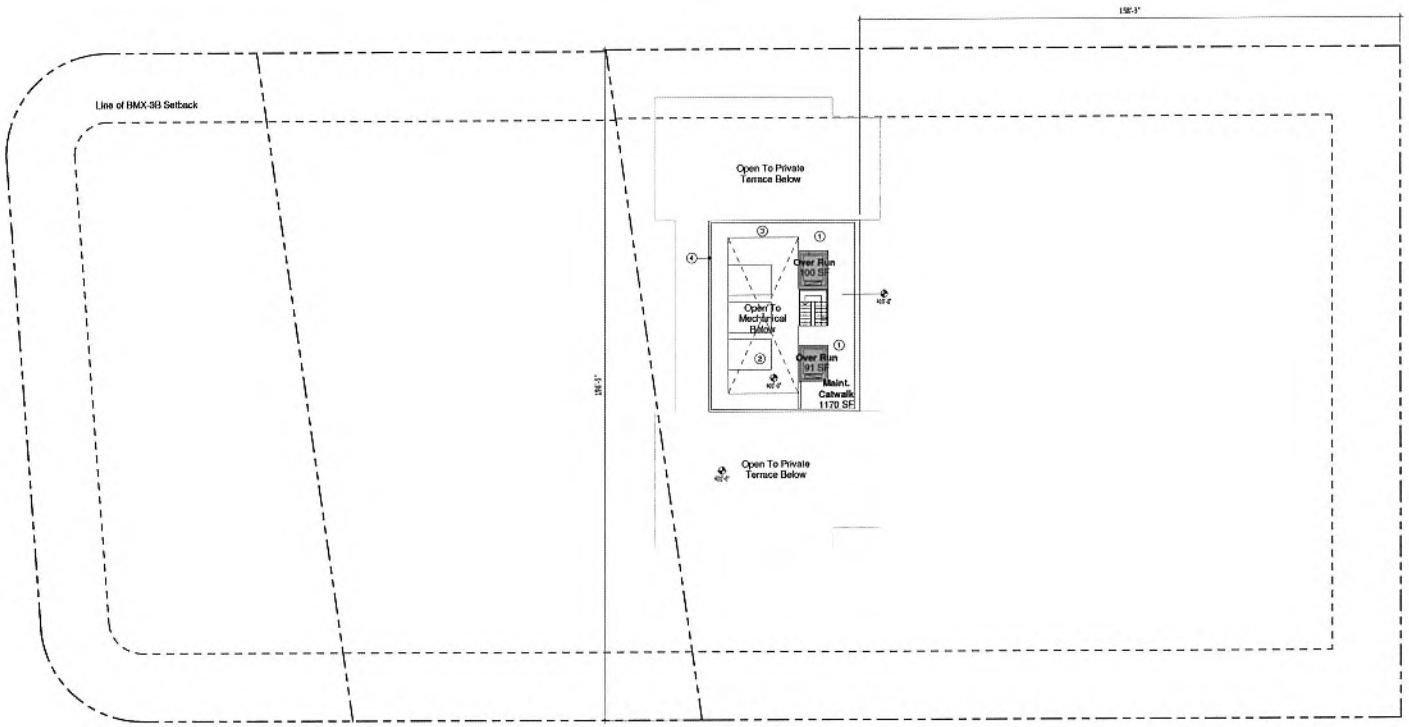
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 19, 2021

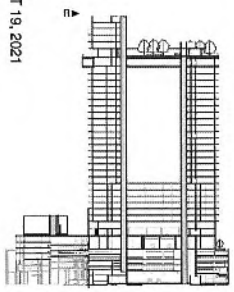
[au] WORKSHOP

ahl.

MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021





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

① ELEVATOR OVERRIDES
② OPEN TO BELOW
③ SERVICE CATWALK
④ MECHANICAL SCREEN

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

ROOF PLAN

KAPIOLANI ELEVATION

① DARK COLORED STONE OR METAL PANELS
② GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ POOL BAR AND ARCHITECTURAL PRIVACY WALL
⑨ BIFOLD DOOR PANELS
⑩ 42" GLASS GUARDRAIL
⑪ METAL PANEL MECHANICAL SCREEN

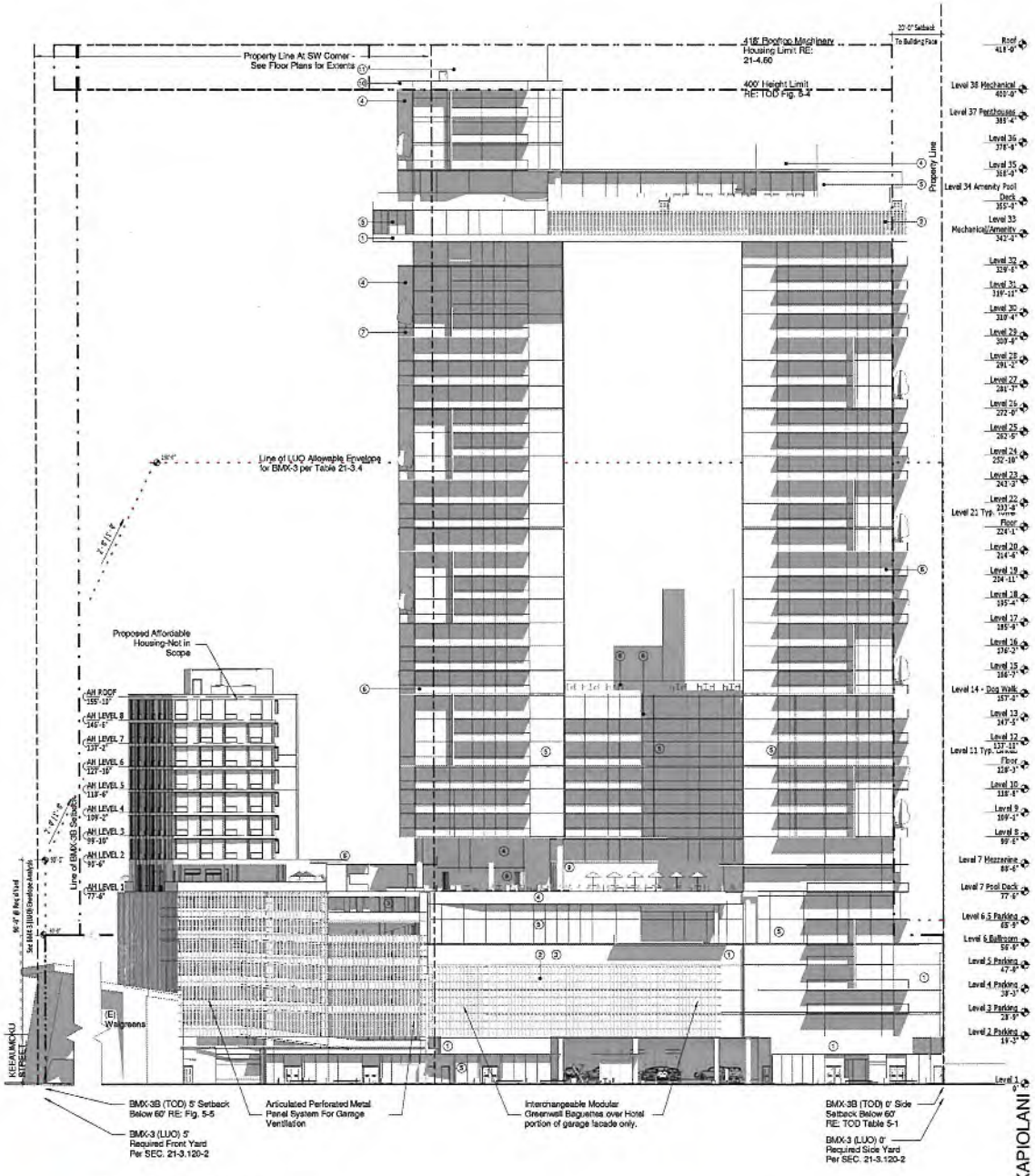
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



KAPIOLANI (SOUTH) ELEVATION
1" = 20'-0"

[au] workshop | ahl. | MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

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

FIFTEEN HUNDRED KAPIOLANI

EAST ELEVATION

① DARK COLORED STONE OR METAL PANELS
② GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ METAL PANEL MECHANICAL SCREEN
⑨ 42" GLASS GUARDRAIL

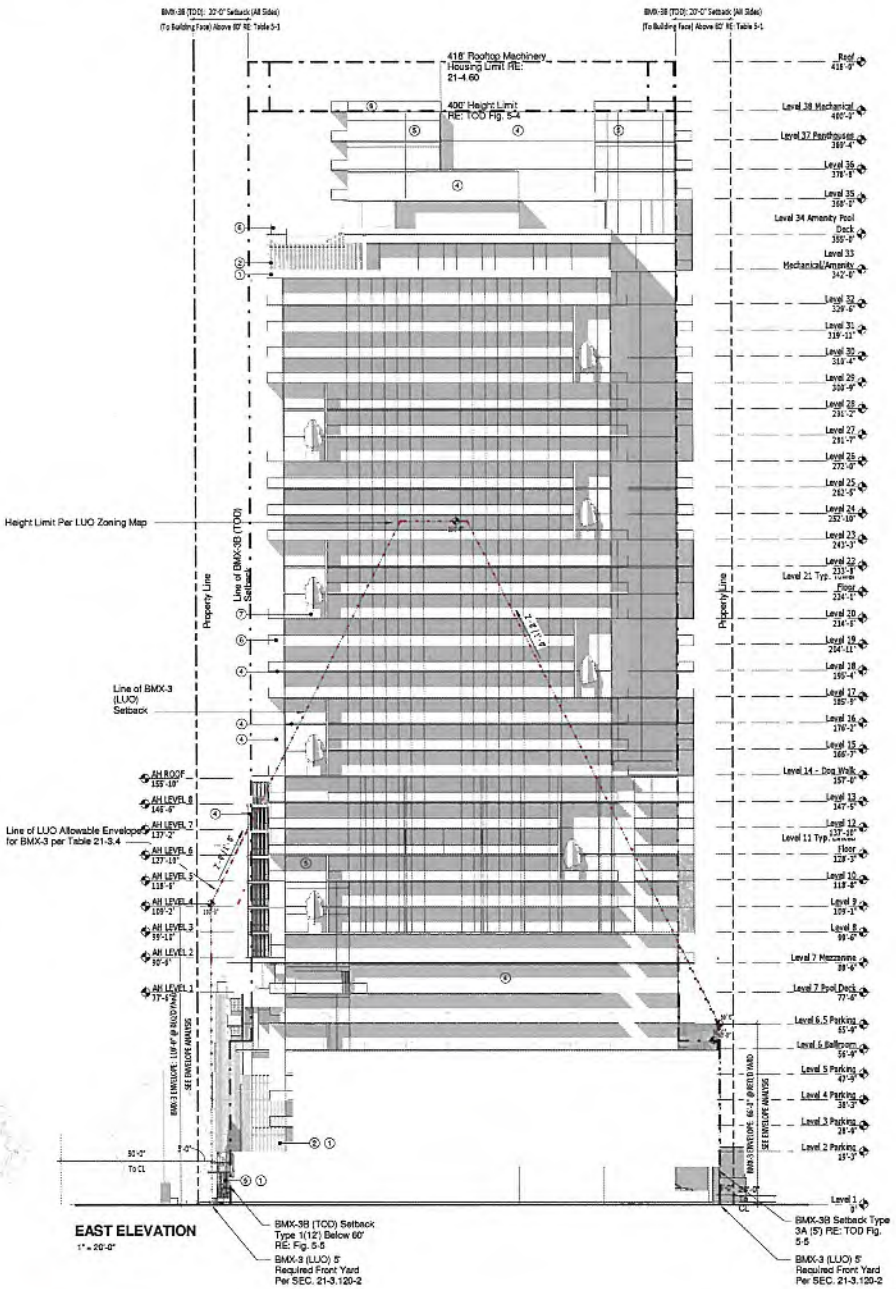
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



EAST ELEVATION
1" = 20'-0"

[au] workshop ahl. MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

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

FIFTEEN HUNDRED KAPIOLANI

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

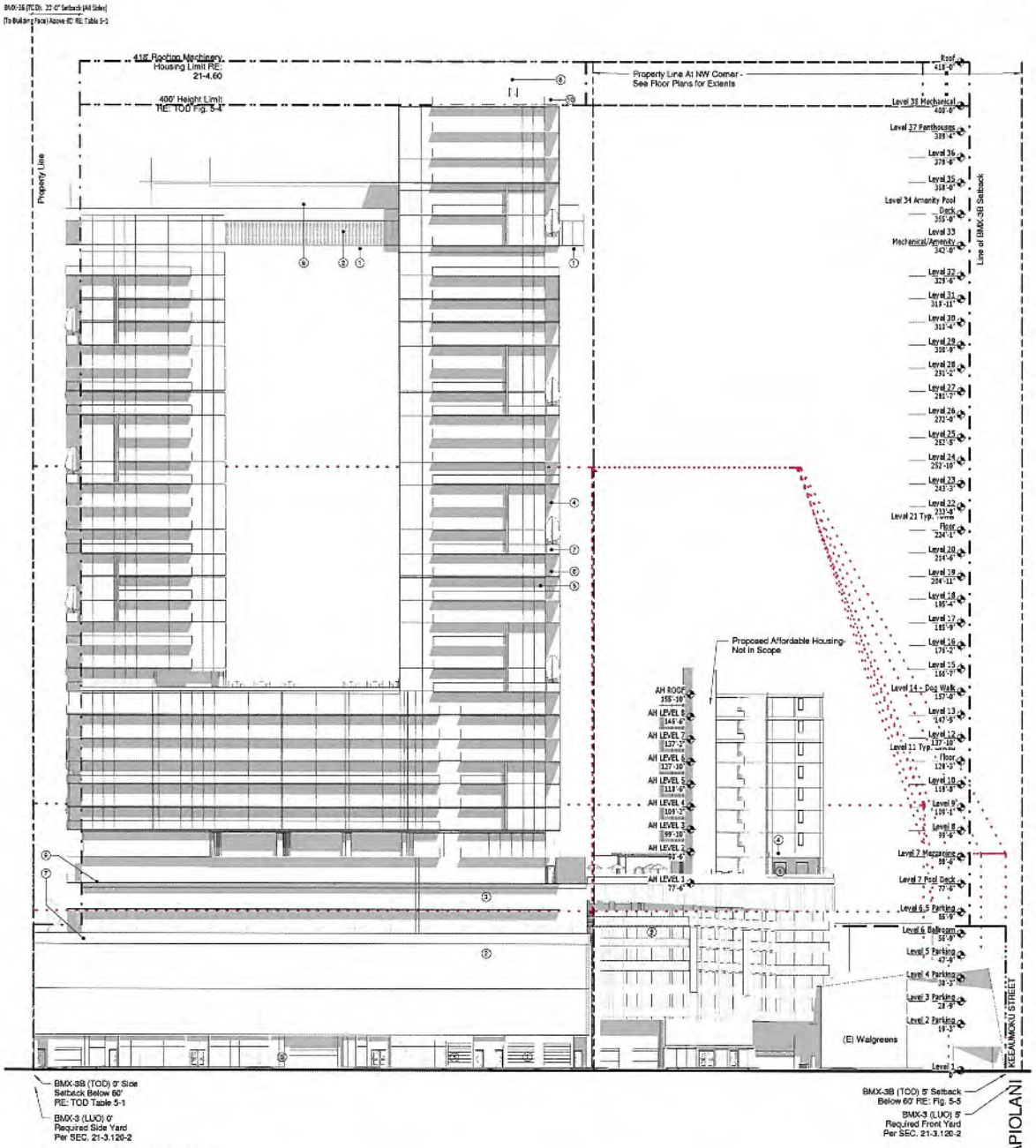
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



MAKALOA (NORTH) ELEVATION
1" = 20'-0"

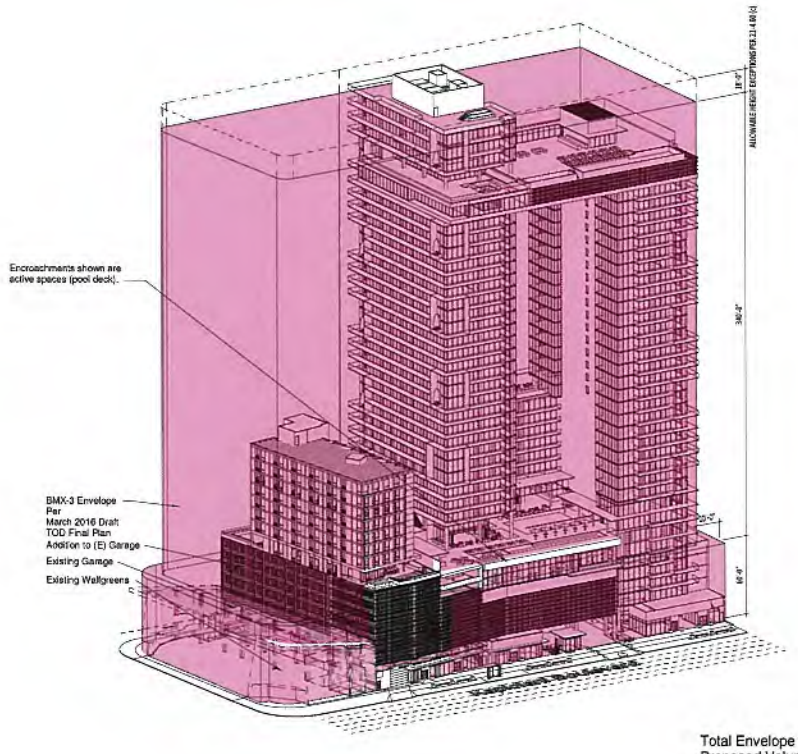
[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

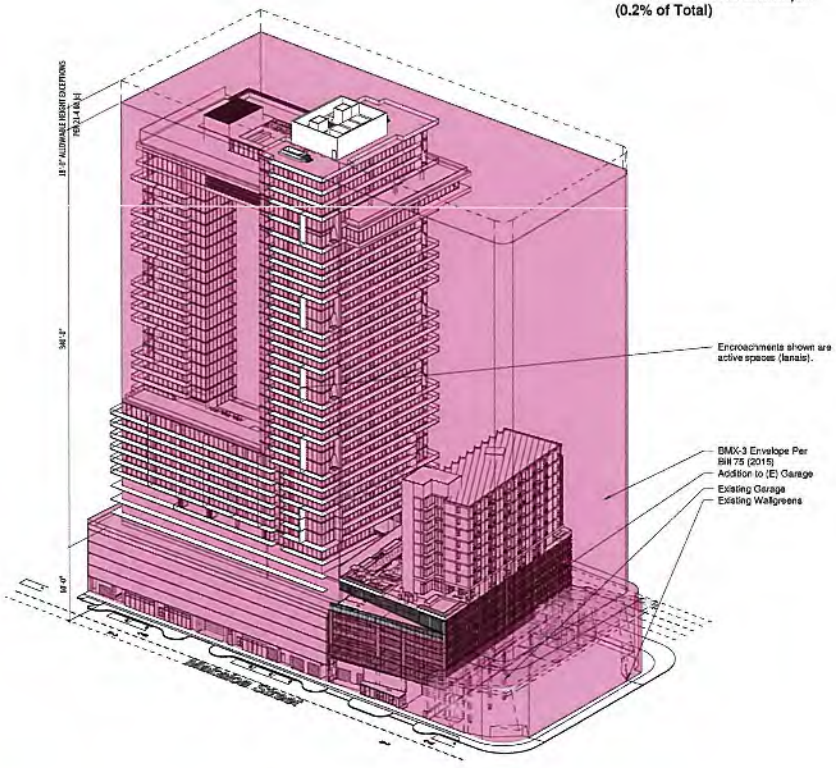
0' 10' 20' 40'
SCALE: 1" = 20'-0"

FIFTEEN HUNDRED KAPIOLANI

BMX-3B ENVELOPE ANALYSIS



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



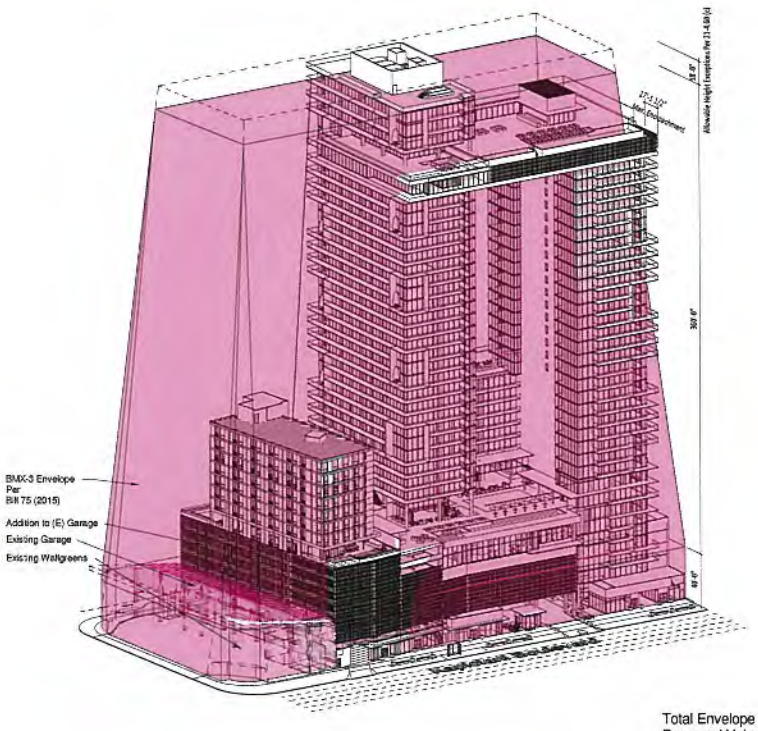
[au] workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

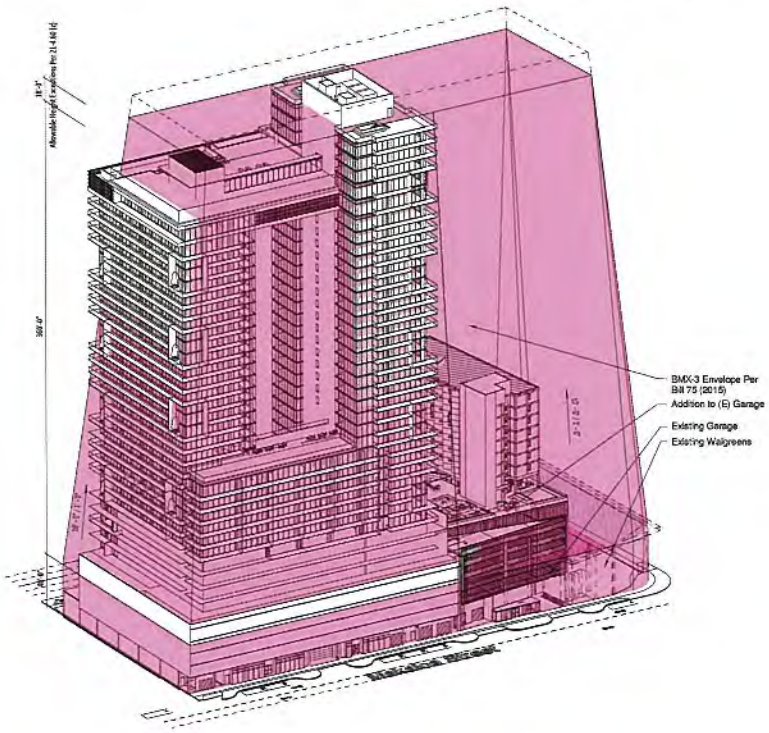
NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

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



Total Envelope Volume:	22,280,100 C.F.
Proposed Volume: (43.5% of Total)	9,693,200 C.F.
Volume outside of Envelope: (1.6% of Total)	**366,400 C.F.**



[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION

BY

MANA'OLANA PARTNERS 1500, LLC

FOR A

DEADLINE EXTENSION OF
RESOLUTION
NUMBER (NO.) 17-221, CD1

File No. 2017/SDD-24 (JD)

FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND DECISION AND ORDER

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT:	Mana'olana Partners 1500, LLC
LANDOWNERS:	Mana'olana 1500, LLC and Haeri Hacienda Plaza, LLC
AGENT:	R. M. Towill Corporation (Isaiah T.K. Sato)
LOCATION:	1470, 1488, and 1500 Kapi'olani Boulevard - Pāwa'a Kai, Honolulu
TAX MAP KEYS:	2-3-021: 043 and 044 (formerly 2-3-021: 007 through 010)
LOT AREA:	78,973 square (sq.) feet (ft.)
STATE LAND USE DISTRICT:	Urban
DEVELOPMENT PLAN AREA:	Primary Urban Center
EXISTING ZONING:	BMX-3 Community Business Mixed Use District
PROPOSED TOD ZONING:	BMX-3B Kapi'olani Mixed Use District
EXISTING USE:	Automobile dealership (former Walgreens) and a medium-density commercial structure with a variety of retail and office uses.
SURROUNDING LAND USES:	Retail, eating and drinking establishments, cabaret, and multi-family dwelling units. Several new high-density projects that are up to 400 ft. in

height have been approved, are under construction, or are occupied. The future Ala Moana transit station will be located about 600 ft. from the subject property.

B. Background: The conceptual Project plan was originally approved by the City Council under Resolution No.17-221, CD1 (Resolution) on September 6, 2017 (Exhibits and Attachment A). The Project was then reviewed in greater detail by the Department of Planning and Permitting (DPP) and was approved as a Special District (SD) Major Permit on December 26, 2017, pursuant to the Revised Ordinances of Honolulu (ROH) Section 21-110-2(h). The original deadline to obtain a building permit (BP) per the Resolution was December 26, 2019; however, the DPP approved a one-year extension of that deadline in accordance with Condition R of the Resolution, establishing a new deadline of December 26, 2020. The City Council subsequently approved another extension of three years with the approval of Resolution No. 20-170, CD1. The new deadline to obtain a BP became December 26, 2023.

On September 7, 2023, the Applicant requested another three-year extension of the deadline, which would have established a new deadline of December 26, 2026. On December 6, 2023, the City Council approved Resolution 23-272, CD1, which extended the deadline to April 24, 2024, provided that the Applicant submit to the DPP a Project modification that is a benefit to the community, together with a request for a further extension of the deadline to obtain a BP for the Project to implement the proposal.

Pursuant to Condition R of the Resolution, the extended deadline requires City Council approval. Attached is a Draft Resolution containing DPP's recommendation for this request.

C. Proposal: The Applicant proposed a full-service hotel containing 444-dwelling units (condo-hotel), six penthouse multi-family dwelling units, 78 affordable multi-family dwellings, and a variety of commercial uses, including retail, personal services, and eating and drinking establishments. The development also includes the existing former Walgreens structure and parking garage, which is now an automobile dealership. The Project was approved for a total of 727,725 sq. ft. of floor area, or a floor area ratio (FAR) of 9.215, and a maximum height of 400 ft.

The Applicant is requesting to extend the deadline to obtain BPs for the Project authorized by the Resolution and SD Major Permit. As required by Resolution 23-272, CD1, the Applicant is proposing to modify the proposal to include 32 additional affordable dwelling units in order to provide more public benefit. With the added affordable units, the Project will provide 110 affordable dwelling units at 80 percent of the area median income (AMI) or below, for a

period of at least 60 years. The Project modification will be further discussed in the Analysis section of this report.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

A. Resolution No. 17-221, CD1: The City Council approved the Interim Planned Development-Transit (IPD-T) request with conditions related to height, density, parking, buildable area, height setback, community benefits (e.g., affordable housing), traffic and pedestrian circulation, landscaping, street improvements, and standard conditions relating to compliance with other rules and regulations. Through the Resolution, the Applicant was granted flexibility to modify the allowable uses, building height limit, density, parking, landscaping, and street centerline height setback. In adopting the Resolution and approving the conceptual Project plan, the City Council concluded that, subject to certain conditions of approval, the conceptual design was consistent with the goals and objectives of the Transit-Oriented Development (TOD) plan and the IPD-T provisions enumerated in ROH Section 21-9.100-4. The City Council also concluded that the Project would produce timely benefits to the community and the requested flexibility was commensurate with the contributions described in the Project plan.

B. SD Major Permit No. 2017/SDD-24: The DPP approved the SD Major Permit with conditions requiring the submission of updated plans showing compliance with the Land Use Ordinance, the Resolution, and the TOD SD development standards. Modified ground-floor plans showing an alternative location for a proposed pedestrian path that will extend through the Project site were also required. Finally, DPP required the submission of an Affordable Housing Agreement to ensure the timely production of the required affordable housing.

C. Resolution No. 20-170, CD1: The City Council amended Resolution No. 17-221, CD1, to extend the deadline to obtain BPs to December 26, 2023. Resolution No. 20-170, CD1, also established a series of conditions and milestones. In addition to standard conditions related to compliance with the approved plans, Resolution No. 20-170, CD1, also required the following:

- Condition A established that a change in use from a hotel to a multi-family dwelling would be considered a significant modification, requiring a new IPD-T Permit.

- Condition B required the Applicant to submit updated plans as required under Condition 2 of the SD Major Permit within one-year of the adoption of Resolution No. 20-170, CD1.

- Condition C required the Applicant to submit a Draft Affordable Housing Agreement to DPP within two years of the adoption of Resolution No. 20-170, CD1.

D. Resolution No. 23-272, CD1: The City Council amended Resolution No. 17-221, CD1, to extend the deadline to obtain BPs to April 24, 2024, provided that the Applicant submit to the DPP for review a Project modification that is a benefit to the community, together with a request for a further extension of the deadline to obtain a BP for the Project to implement the proposal, a Report and Recommendation, and a Draft Resolution.

E. Site and Surrounding Area: The conditions of the site have remained relatively unchanged, although the large corner retail building is now an automobile dealership. Since the approval of this Project, several additional IPD-T requests have been approved by the City Council, including the following nearby: immediately mauka of this Project at Makaloa and Ke'eaumoku Streets (Azure); on Kapi'olani Boulevard just 'ewa of Ke'eaumoku Street (Sky Ala Moana); further mauka on Ke'eaumoku Street at Rycroft Street (the Park on Ke'eaumoku); and immediately east of this Project at 1538 Kapi'olani Boulevard (1538 Kapi'olani). The Azure project is complete and occupied. Sky Ala Moana has obtained a temporary certificate of occupancy and the hotel portion is operating. The Park on Ke'eaumoku is under construction. The 1538 Kapi'olani project was approved by City Council on August 9, 2023.

F. Justification of Request: The Applicant submitted a letter and various exhibits describing the Project modification and reasons for an extension request on February 28, 2024.

III. ANALYSIS

Condition R of Resolution No. 17-221, CD1 permits an extension beyond the initial deadline if DPP finds that the Applicant has demonstrated good cause for the extension. Additionally, as further amended by Resolution 23-272, CD1, the Applicant must also submit a Project modification proposal that is a benefit to the community. The City Council may approve the proposed extension, or an extension for a shorter or longer period, or deny the proposed extension. The analysis below considers the Applicant's proposed Project modification, progress demonstrated, and the circumstances that affected the Applicant's ability to meet the deadline.

A. Project Modification: The Applicant's proposal has been modified to add 32 additional affordable dwelling units, which increases the total number of affordable units from 78 to 110. The 110 affordable dwelling units will consist of 101 one-bedroom units, eight studio units, and a two-bedroom unit. As a result, approximately 20 percent of the Project's total number of units will be available

for seniors making 80 percent or below AMI. The units will remain affordable for a minimum of 60 years.

The additional affordable units will be added to the affordable unit tower located above the existing parking deck (Exhibits A-1 and A-2). The Applicant proposes to remove one level of parking from the parking structure (Exhibit A-3), modify the floor plans of the affordable unit tower (Exhibits A-4 and A-5), and reduce the total floor area of the condo-hotel towers (Exhibits A-6 and A-7). These changes will ensure that the modified proposal complies with the maximum 9.215 FAR and 400-foot height limit approved by the Resolution. As such, the proposed modification will be a public benefit to the community without increasing the height and density of the Project.

B. Demonstrated Progress: The Applicant has not demonstrated any formal progress to the DPP (i.e., no permits for the Project have been obtained). However, progress has been made towards furthering and the design of the Project beyond its conceptual renderings, and coordinating with partners to deliver the affordable housing required by the Resolution. The Applicant has satisfied the conditions of the previous extensions by submitting updated plans in compliance with Condition 2 of the SD Major Permit and submitting a Draft Affordable Housing Agreement. Additionally, the Applicant has proposed to modify the proposal as required under Resolution 23-272, CD1.

The Applicant has made some progress towards refining the design of the Project and proposing additional community benefits. However, if the three-year time extension is approved, then the deadline to obtain a BP would be extended more than seven years beyond the original deadline. Affordable housing is the primary community benefit which allowed for the Project's bonus height and density. The Project's primary community benefit should therefore be the Applicant's priority and delivered in a timely manner.

C. Specific Circumstances: The primary reason for the extension request sited by the Applicant is the unpredictable impacts of the COVID-19 pandemic, which destabilized the local economy, reduced international travel demand, and reduced international financing for local projects.

IV. CONCLUSIONS OF LAW

The Director of the DPP finds that the Applicant has proposed a modified Project that will benefit the community and demonstrated good cause for a three-year extension pursuant to Condition R of the Resolution. If approved by the City Council, the new deadline to obtain BPs will be April 24, 2027. A Draft Resolution is attached in compliance with Condition R of Resolution No. 17-221, CD1 and Resolution No. 23-272, CD1

V. DECISION AND ORDER

Based on the Analysis and Conclusions of Law, the Director of the DPP hereby recommends the City Council impose the following conditions of approval:

A. All work must be in general conformance with the modified conceptual Project plan as depicted in Attachment A, enclosed hereto and incorporated by reference herein.

B. Within one year after the date of adoption of the Resolution, the Applicant must submit to the DPP for review and approval, an updated Draft Affordable Housing Agreement.

C. Excepted as modified by these conditions of approval, the Project must:

1. Comply with the conditions of approval set forth in Resolution No. 17-221, CD1;

2. Comply with the conditions of approval set forth in Resolution No. 20-170, CD1; and

3. Comply with the conditions of approval set forth in the Project's SD Major Permit.

Dated at Honolulu, Hawai'i, this 27th day of March, 2024.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By: _____
Dawn Takeuchi Apuna
Director

Enclosure: Exhibits A-1 through A-7 and Attachment A

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

AMENDING RESOLUTION 17-221, CD1, AS AMENDED BY RESOLUTION 20-170, CD1, TO FURTHER EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT ("IPD-T") PROJECT LOCATED AT 1500 KAPI'OLANI BOULEVARD.

WHEREAS, on September 6, 2017, the City Council ("Council"), by adoption of Resolution 17-221, CD1, approved a conceptual plan for an 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 the Revised Ordinances of Honolulu 2021 § 21-2.110-2(h); 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

WHEREAS, on December 6, 2023, the Council, by adoption of Resolution 23-272, CD1, approved a 120-day extension of time, resulting in a new deadline of April 24, 2024, with the expectation that within the extended 120-day period, the Applicant will submit to the DPP for review and recommendation, a proposal for

Project modifications, together with a further request for an extension of time to implement the 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 110 dwelling units, and requests a further three-year extension, described in Departmental Communication ___ (2024), all of which is incorporated herein by this reference, which if approved by the Council would establish a new deadline to obtain a building permit for the Project of April 24, 2024; and

WHEREAS, the Council, having received the Report and Recommendation of the DPP on March 27, 2024, and having duly considered the matter, desires to approve the Project modification and the requested three year extension subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the requests to modify the Project and extend the deadline to obtain building permits for the Project is approved subject to the following conditions:

A. All work must be in general conformance with the modified conceptual Project plan as depicted in Attachment A, enclosed hereto and incorporated by reference herein.

B. Within one year after the date of adoption of the Resolution the Applicant must submit to the DPP for review and approval an updated Draft Affordable Housing Agreement.

C. Excepted as modified by these conditions of approval, the Project must:

1. Comply with the conditions of approval set forth in Resolution 17-221, CD1;

2. Comply with the conditions of approval set forth in Resolution 20-170, CD1; and

3. Comply with the conditions of approval set forth in the Project's SD Major Permit.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Dawn Takeuchi Apuna, Director of the DPP, 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 of R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawai'i, 98619-3494.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

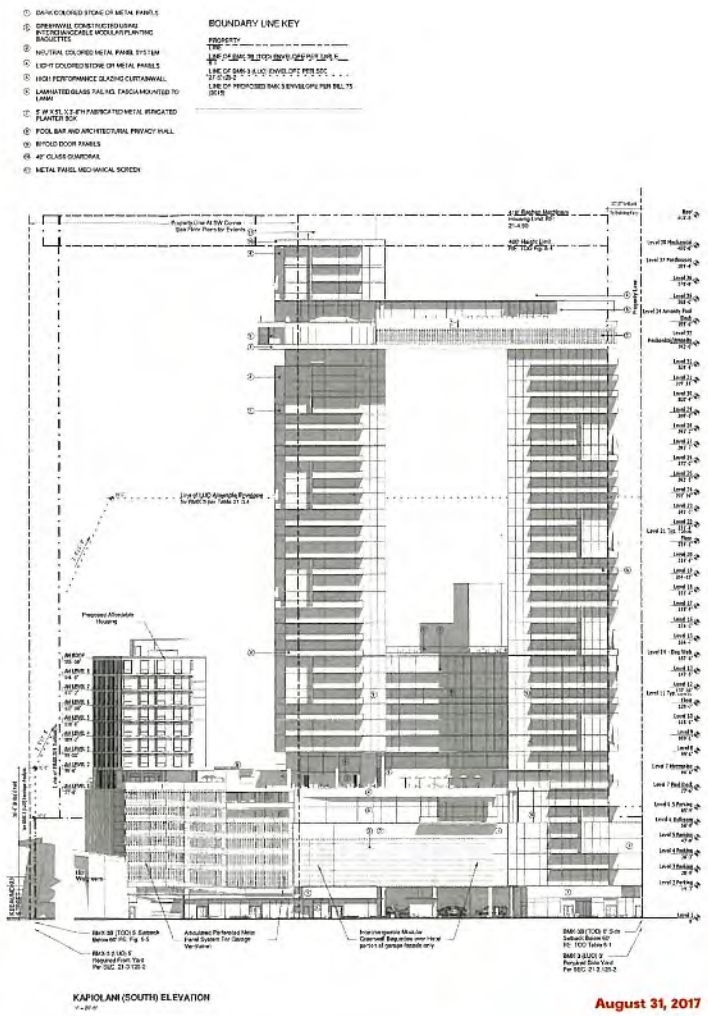
_____

_____

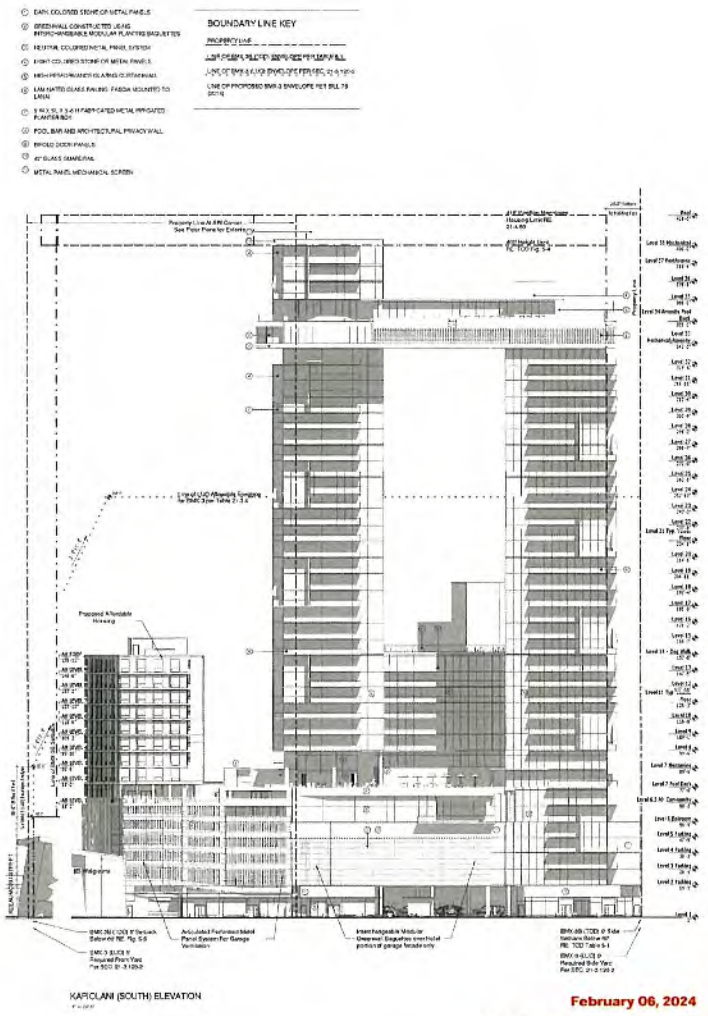
Honolulu, Hawai'i

_____

Councilmembers



August 31, 2017



February 06, 2024

EXHIBIT A-1

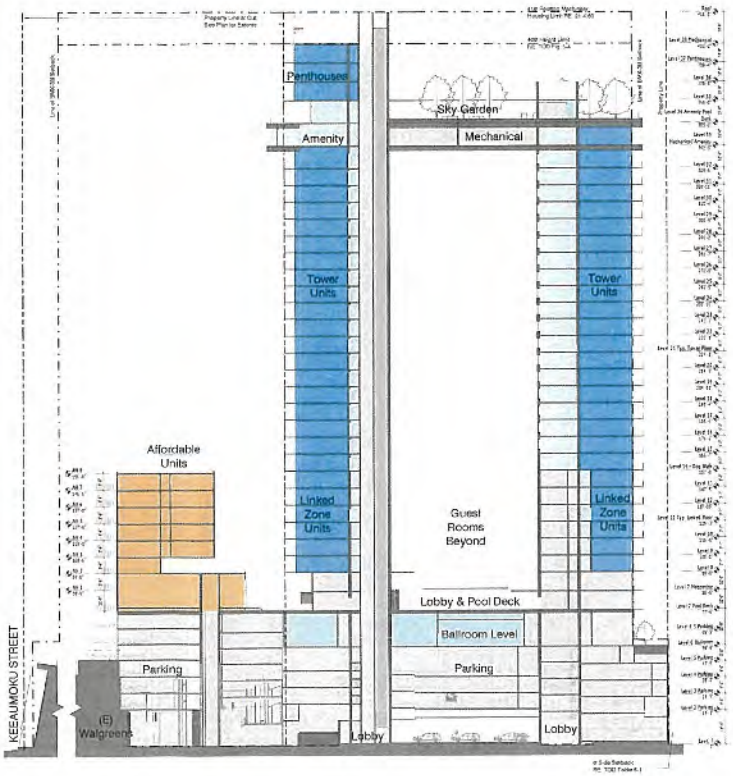
KAPIOLANI ELEVATION

FIFTEEN HUNDRED KAPIOLANI

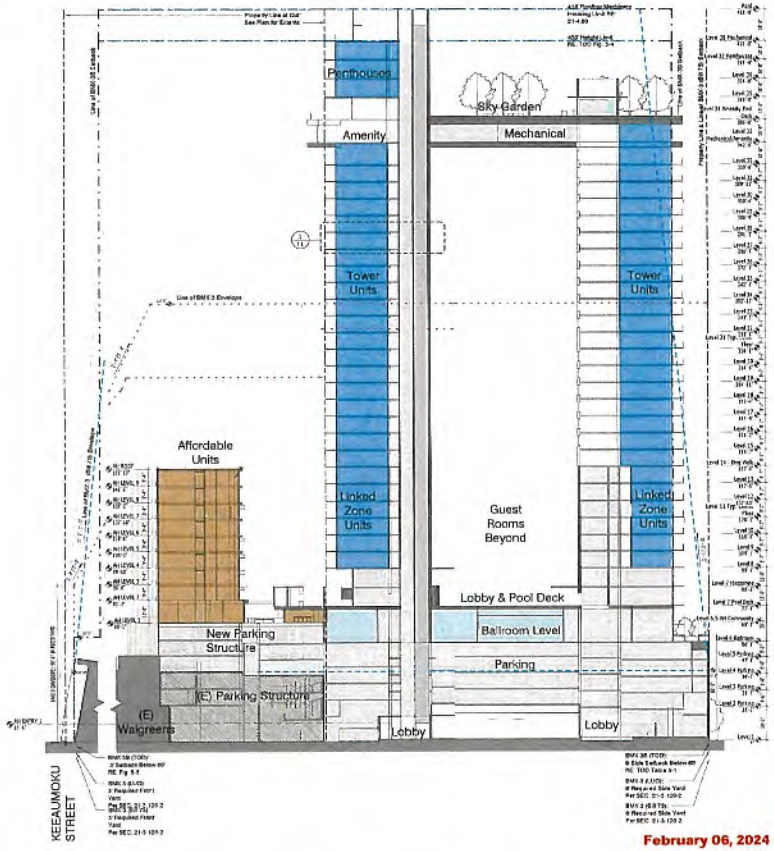
MANA OLANA

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

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



August 31, 2017



February 06, 2024

EXHIBIT A-2 E/W SECTION

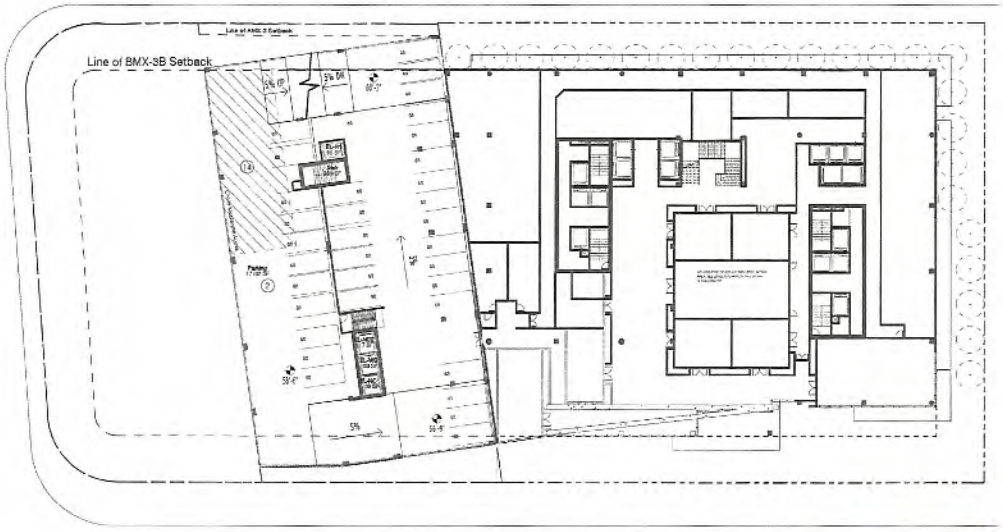
FIFTEEN HUNDRED KAPIOLANI

MANA OLANA

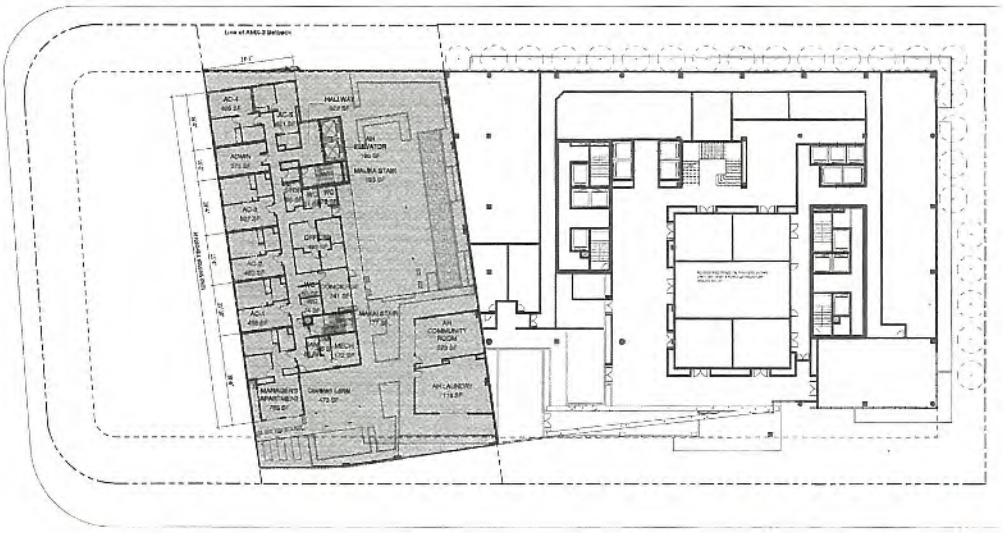
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

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

LEVEL 6.5 AFFORDABLE HOUSING



August 31, 2017



February 06, 2024

FIFTEEN HUNDRED KAPIOLANI

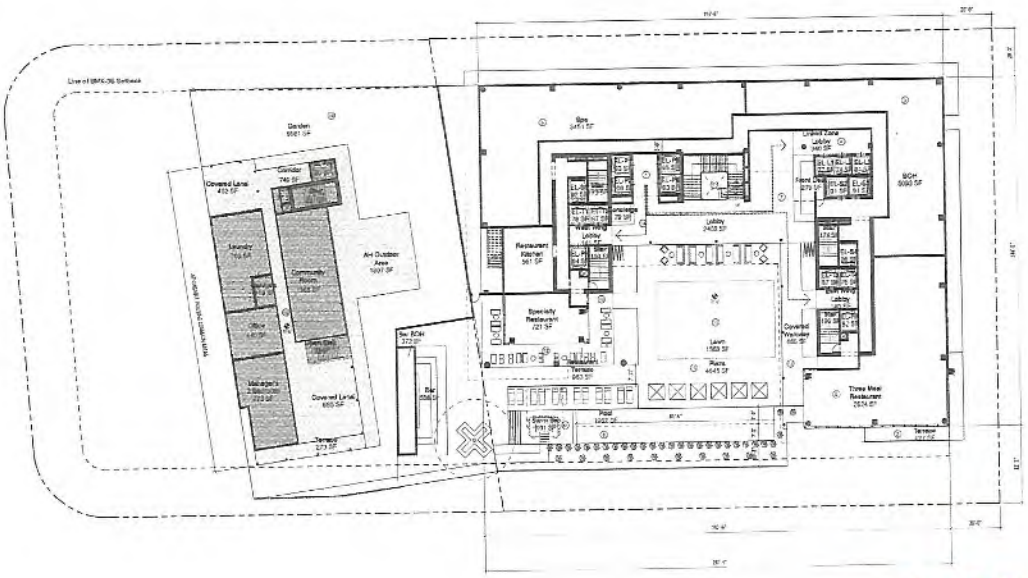
SCALE: 1/8" = 1'-0"

EXHIBIT A-3

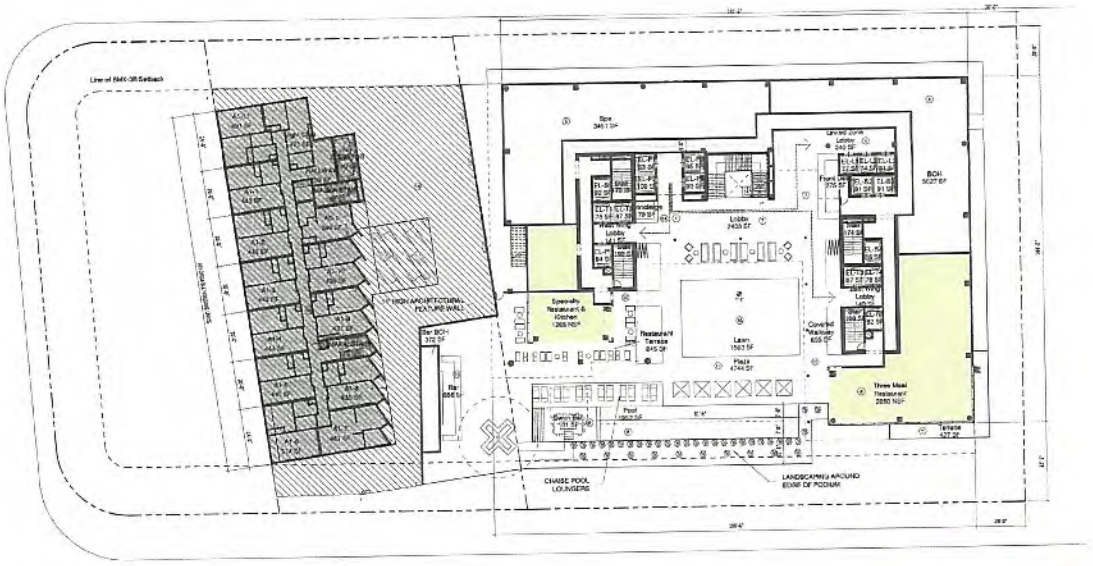
[au] workshop ahl. MANA'OLANA

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

LEVEL 7 POOL DECK PLAN



August 31, 2017



February 06, 2024

EXHIBIT A-4

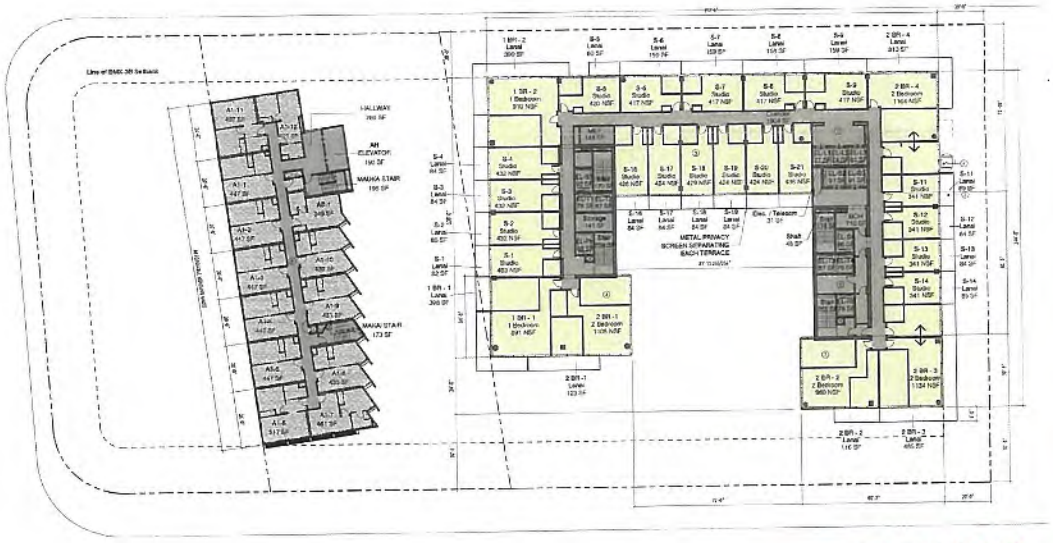
[au] workshop ahl. MANA OLANA

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

LEVEL 11 TYP. LINKED FLOOR PLAN



AUGUST 31, 2017



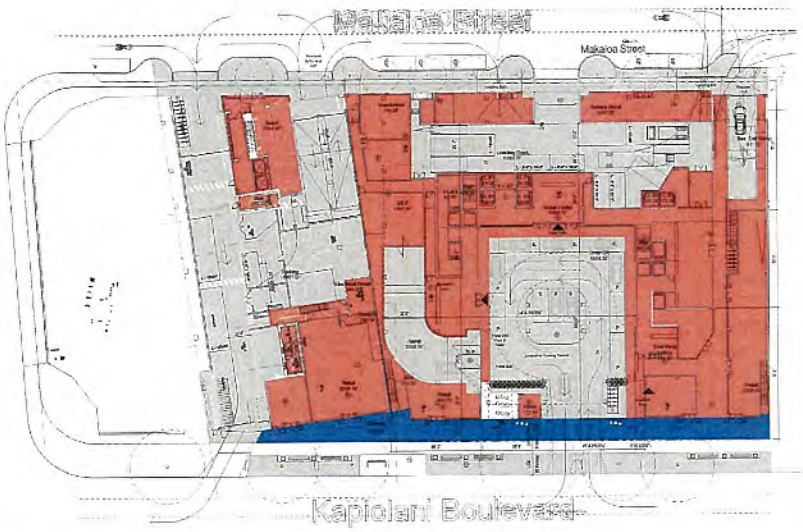
FEBRUARY 06, 2024

EXHIBIT A-5

[au] workshop ahl. MANA OLANA

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

LUO AREA REDUCTION PLANS



INCLUDED IN FAR

NOT INCLUDED IN FAR

REMOVED FROM FAR

GROUND LEVEL LUO AREA REMOVED



LEVEL 5 LUO AREA REMOVED



LEVEL 6 LUO AREA REMOVED

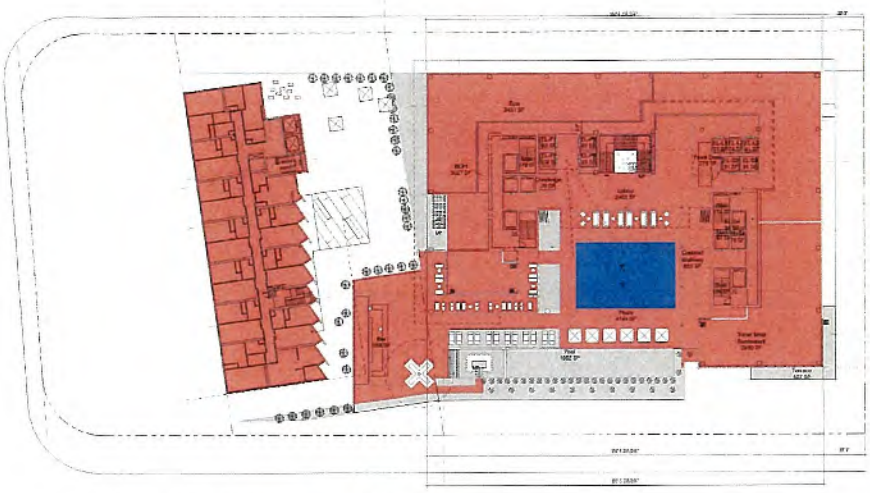
EXHIBIT A-6

[au] workshop ahl. MANA'OLANA

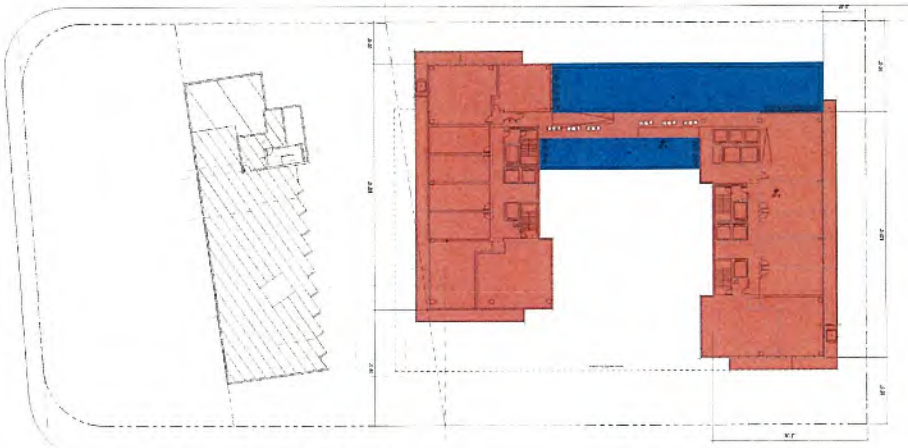
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 06 FEB 2024

FIFTEEN HUNDRED KAPIOLANI

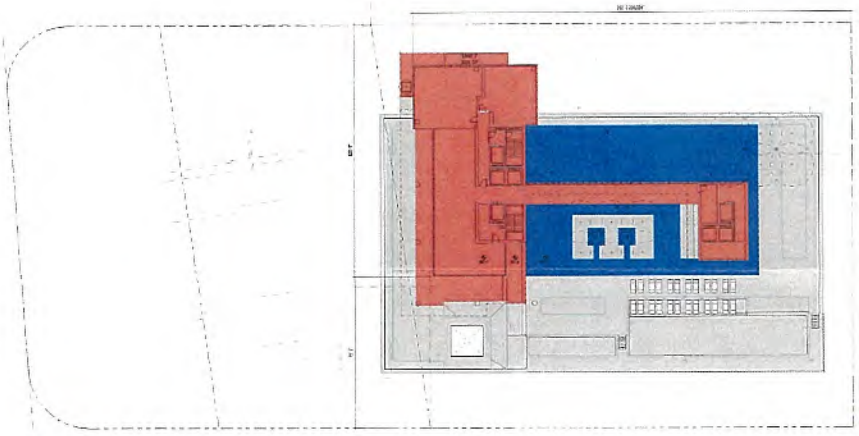
LUO AREA REDUCTION PLANS



LEVEL 7 LUO AREA REMOVED



LEVEL 14 LUO AREA REMOVED



LEVEL 34 LUO AREA REMOVED

EXHIBIT A-7

[au] workshop ahl. MANA`OLANA

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

SCALE 1" = 30'-0"

FIFTEEN HUNDRED KAPIOLANI

ATTACHMENT A

2024 North King Street
Suite 200
Honolulu Hawaii 96819-3494
Telephone 808 842 1133
Fax 808 842 1937
eMail rmtowill@rmtowill.com

R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

February 27, 2024

2024 FEB 28 PM 2:16
CITY & COUNTY OF HONOLULU

Ms. Dawn Takeuchi Apuna, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Alex Beatty

Dear Ms. Takeuchi Apuna:

Request for Time Extension to Obtain Building Permits
1500 Kapi'olani Condo-Hotel and Residential Development Project
Interim Planned Development-Transit Project (Resolutions Nos. 17-221, CD1, 20-170, CD1, and 23-272, CD1) and Special District Permit (SDP No. 2017/SDD-24)
Tax Map Key Nos. (1) 2-3-021: 043 and 044

On behalf of Mana'olana Partners 1500, LLC (the "Applicant"), we are requesting a three-year time extension of the April 24, 2024, deadline to obtain a building permit for the 1500 Kapi'olani Condo-Hotel and Residential Development Project. This extension request is in accordance with Resolution 23-272, CD1 (**Exhibit 1**). Resolution 23-272, CD1 states the following:

> *BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, is further amended to extend the deadline to obtain a building permit for the Project by 120 days, to April 24, 2024; provided that prior to April 24, 2024, with ample time to be processed by the DPP, considered by the Zoning Committee at its meeting on April 3, 2024, and adopted by the Council at its meeting on April 17, 2024, the Applicant shall submit to the DPP for review, recommendation, and a draft resolution, 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 proposal; and*

As required under Resolution 23-272, CD1, we are requesting a three-year time extension which includes a project modification proposal with 32 additional affordable housing units to DPP for review and recommendation. To assist in your review, a discussion of the project modifications,

extension request, project's permit history, and status of permit conditions are provided in the following sections.

Project Modification (Additional Affordable Housing Units)

The project has been updated to include an additional 32 units of affordable housing, bringing the total to 110 units. This represents an increase of over 40% in affordable housing units. The units will consist of eight studio apartments, 101 one-bedroom apartments, and a two-bedroom manager's unit. The proposed affordable housing units will make up 20% of the total units, and they will be available exclusively to senior residents with incomes at or below 80% of the Area Median Income. These units will remain affordable for at least 60 years. A summary of the proposed affordable housing unit mix is shown in the tables below and a detailed breakdown is provided in **Exhibit 2**.

Table 1: Proposed Affordable Housing

Number of Units	110 (avg. unit size 456 sf)
Studio	8 (avg. unit size 349 sf)
One Bedroom	101 (avg. unit size 450 sf)
Two Bedroom (Manager's Unit)	1 (unit size 785 sf)

Table 2: Unit Comparison

Unit Type	Approved Resolution 17-221, CD1		Proposed Project Units	
Condo-Hotel	444	84%	444	79%
Market-Rate Residential	6	1%	6	1%
Affordable Residential	78	15%	110	20%
Total Units	528		560	

The 32 additional affordable housing units are located in the same area as the approved 78 units. To create the additional units, the Applicant is converting a level of vehicle parking and adjusting the affordable unit floor plate. Furthermore, the total floor area dedicated to affordable housing has also increased. To align with the approved floor area calculations, we have reduced the floor area dedicated to the condo-hotel, market-rate residential, and common areas. A detailed analysis of the conceptual plan revisions and revised IPD-T plans are shown in **Exhibit 3 and 4**.

Housing is the single biggest household expense in Hawai'i, making up 38% of household spending for our local people and cementing Hawai'i's place as the state with the highest cost of living. Living in unaffordable housing is associated with a higher risk of chronic health

conditions such as elevated levels of cholesterol, respiratory infections, coronary heart disease, cardiovascular disease, arthritis, stroke and cancer, mental health challenges such as chronic stress, anxiety and depression. These issues are exacerbated for seniors, who must often pay rapidly increasing rental or mortgage payments out of fixed incomes. There are approximately 22,000 seniors currently living in poverty compared against only 8,135 affordable rental units reserved for the elderly.[1]

The project will contribute 110 much-needed units towards the senior affordable housing stock. The units will be become one of the best senior affordable housing projects in Honolulu, with most of the units enjoying unobstructed ocean views and having easy access to Target, Walmart, and many other local walkable services and amenities.

Extension Request

The Applicant's efforts to meet the deadline for obtaining building permits have continually been interrupted by the prolonged and unpredictable impacts of the global COVID-19 pandemic, which destabilized the local economy by reducing domestic and international financing of local projects, as well as reducing travel demand due to public health concerns and restrictions and the slower than anticipated recovery of the international travelers to Hawaii. These factors, in addition to higher interest rates, inflation, and high consumer prices, have made it more difficult for the Applicant to secure domestic and international funding to develop the project.

In July 2020, a few months after the onset of the COVID-19 pandemic, the Applicant requested a three-year time extension to obtain a building permit, which was approved by Resolution No. 20-170, CD1. At the time, the Applicant believed it would be a short-term pandemic and the return to normalcy for our tourism industry would soon follow; thus, the three-year time extension would be ample time to support the project's program and financial plan and to secure financing from Japan, South Korea, or domestically. However, unbeknownst to the Applicant, it was only the early stages of the pandemic. Between 2020 – 2023, the Applicant was able to secure two conditional commitments from equity partners. The timeline to secure a financial commitment can extend for six months or more as potential investors, and their underwriting department conduct thorough research and assessment of the development project based on the current economy as well as economic projections. The first potential investor was Mirae, based in South Korea. However, they were forced to terminate their involvement due to financial hardships caused by the pandemic. Afterward, the second potential investor was Location Ventures, based in Florida. However, they as well were forced to terminate their involvement due to economic uncertainty caused by the pandemic. The Applicant is currently engaged in active discussions

[1] Info taken from the Governor's Emergency Proclamation Relating to Housing signed July 17, 2023.

with a potential investor who has shown interest in the project. However, they have expressed concerns regarding the limited time left to obtain the necessary building permit.

Considering the unpredictable onset of the global COVID-19 pandemic and subsequent economic and community impacts, the Applicant requests a three-year time extension of the deadline to obtain a building permit, which represents a realistic time frame for the project based on the expected recovery of the local economy. The additional time will allow the Applicant to secure financing, prepare construction drawings, and obtain the necessary building permits. The anticipated schedule for obtaining a building permit is as follows:

- Project Financing – 6 months
- Project Design and Preparation of Construction Drawings – 1 to 1.5 years
- Building Permit Review– 1 to 1.5 years

The Applicant is committed to the project and while working to secure financing has met a number of the conditions identified in Resolutions No. 20-170, CD1 (**Exhibit 5**), Resolution No. 17-221, CD1 (**Exhibit 6**), and Special District Permit (**Exhibit 7**) including completing the Draft Affordable Housing Agreement with CCH (**Exhibit 8**), and providing updated plans (**Exhibit 9**). The studies and agreements listed above were submitted to DPP prior to the established deadlines.

Permit History

The following section summarizes the project's permit history.

IPD-T Permit, Resolution 17-221, CD1

In 2017, the Applicant filed an IPD-T permit application for the project, which was approved by Resolution 17-221, CD1 (adopted by City Council on September 6, 2017).

SDP 2017/SDD-24

Following the adoption of Resolution 17, 221, CD1, the Applicant filed a Special District permit application, which was approved by DPP in letter (file no. 2017/SDD-24), dated December 26, 2017.

IPD-T Permit, Resolution 20-170, CD1

In 2020, in compliance with Condition R.2 of Resolution 17-221, CD1, the Applicant requested a time extension of the December 26, 2020 deadline, which was approved by Resolution No. 20-

170, CD1 (adopted by City Council on August 19, 2020), amending Resolution No. 17-221, CD1. The resolution extended the deadline to December 26, 2023.

IPD-T Permit, Resolution 23-272, CD1

In 2023, the Applicant requested an extension of the December 26, 2023 deadline, which was approved by Resolution No. 23-272, CD1 (adopted by City Council on December 6, 2023). The resolution extended the building permit deadline to April 24, 2024.

Status of Conditions Included in IPD-T Resolution No. 20-170, CD1

The following section includes a discussion of the status of the conditions (*in italics*) identified in Resolution No. 20-170, CD1 (adopted August 19, 2020).

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

1. *Conform to the conceptual plan for the Project approved under Resolution 17-221, CD1;*

   The Applicant understands the condition and confirms that the Project will generally conform to the conceptual plan approved by City Council.

2. *Comply with the conditions of approval set forth in Resolution 17-221, CD1; and*

   The Applicant understands the condition and will comply with the conditions identified in Resolution 17-221, CD1.

3. *Comply with the conditions of approval set forth in the Project's special district permit.*

   The Applicant understands the condition and will comply with the conditions of approval identified in the Project's special district permit.

   Changes to the Project that do not significantly alter the size or nature of the Project and remain in conformance with the conceptual plan and all conditions of approval will be processed in accordance with Condition U of Resolution 17-221, CD1. Any significant modification to the size or nature of the Project will require a new IPD-T permit application and special district permit, A change of use of the condominium-hotel units to multi-family dwelling units will be considered a significant modification and a change to the conceptual plan.

The Project buildings are a maximum height of 400 feet. Rooftop structures will conform to LUO Section 21-4.60(c).

C. *The minimum number of off-street parking spaces for the Project is 274 spaces. The maximum number of off-street parking spaces for the Project is 537 spaces. The required minimum number of loading spaces may be reduced to seven loading spaces, at least half of which must be full-sized loading areas. The loading stalls identified in the porte-cochere that are not full sized must be adequately screened from public view.*

The Applicant acknowledges this condition and will ensure that the minimum number of off-street parking spaces is 274 spaces and the maximum is 537 spaces. With the project modification proposal, a floor of parking stalls will be removed. However, the parking will continue to remain within the allotted amount. Also, the Applicant understands that the minimum number of loading spaces may be reduced to seven, half of which must be full-sized loading spaces. The loading stalls will be screened from public view.

D. *The required yard (buildable area boundary) for the Project is as follows: five feet along Keeaumoku Street (existing), five feet along Makaloa Street, 12 feet along Kapi'olani Boulevard, and no setback along the common property line. Only existing structures, converted existing structures, awnings, or architectural features approved by the DPP may encroach into these required yards. A minimum of 65 percent of the building façades or pedestrian-friendly features along Kapi'olani Boulevard and Makaloa Street must be sited on the buildable area boundary line.*

The Applicant understands this condition and the project, including the project modification proposal, will comply with the required buildable area boundary and restrictions for encroachments into these required yards. The Applicant will ensure a minimum of 65 percent of the building facades or pedestrian-friendly features along Kapi'olani Boulevard and Makaloa Street are sited on the buildable area boundary line.

E. *The height setback must be a continuous plane from the buildable area boundary line to a height of 60 feet, at which point buildings must be set back 20 feet. Building encroachments into the height setback must be active spaces (lanais, balconies, passive recreation, or eating establishments), or must be screened by a green wall, as shown in the exhibits and plans.*

The Applicant understands this condition and the project, including the project modification proposal, will comply with the height setback and restrictions for building encroachments.

F. *The Applicant shall provide a minimum of 78 affordable units, consisting of studio, one-*

bedroom, and two-bedroom units, to be available for rental to households with incomes not exceeding 80 percent of the area median income for a minimum period of 60 years, as generally shown in the Exhibits attached hereto. A building permit for the required affordable housing units must be issued prior to the approval of a certificate of occupancy for the hotel use and penthouse residential units.

The project has been updated to include an additional 32 units of affordable housing, bringing the total to 110 units. This represents an increase of over 40% in affordable housing units over the minimum 78 units. The Applicant submitted a draft Affordable Housing Agreement to DPP on August 19, 2022 (**Exhibit 8**).

G. *The Applicant shall provide a safe, well-lit, paved pedestrian pathway from Kapi'olani Boulevard to Makaloa Street through the Project. The Current pathway through the loading zone must be relocated, and a ground floor pedestrian connection between the hotel lobby and Makaloa Street should be considered.*

The Applicant prepared and submitted updated plans August 19, 2021 to DPP which address the concerns identified in this condition.

H. *The Applicant shall be responsible for installing sharrows on Makaloa Street in both directions between Keeaumoku Street and Kaheka Street. The Applicant shall execute an agreement with the Department of Transportation Services ("DTS") relating to the design, delivery timeline, and implementation details (including responsibility for associated costs) of sharrows on Makaloa Street.*

The Applicant understands this condition and will execute an agreement with DTS regarding the design, delivery timeline, and implementation details of sharrows on Makaloa Street at a future date. Sharrows are indicated on the August 19, 2021 IPD-T update.

I. *Prior to the submittal of a building permit application, the Applicant shall:*
    1. *Complete an agreement with Bikeshare Hawaii to implement, fund, construct, and maintain an on-site bikeshare station with a minimum of 20 docking stations, or as deemed appropriate by Bikeshare Hawaii. The bikeshare station must be relocated onto the publicly-accessible private property portion of the Project site, and should not encroach on the location of the bus stop. The Applicant shall provide a flat surface in an acceptable location, approximately 550 square feet in size (50 feet by 11 feet), located in an area that receives at least four hours of sunlight per day (for the bike share station photovoltaic panels).*

The Applicant will complete an agreement with Bikeshare Hawaii (now known as Biki) to implement, fund, construct, and maintain an on-site bikeshare station.

2. *Submit an updated wind study and wind tunnel test, which quantifies the wind conditions and the effectiveness of the proposed wind mitigation strategies identified in the initial wind study dated December 26, 2016. The Applicant shall implement the recommendations of the updated Wind study.*

   The Applicant acknowledges this condition.

3. *Submit revised plans for approval by the DPP showing:*

   a. *Activation of the areas along the perimeter of the parking podium fronting Kapi'olani Boulevard and Makaloa Street. These may include open lanais, eating and drinking establishments, or green walls.*

      Revised plans showing the activation of the areas along the perimeter of the parking podium fronting Kapi'olani Boulevard and Makaloa Street was shown on the Aug. 19 2021 IPD-T update.

   b. *Unless the DPP and the DTS agree that the exit only loading driveway on Makaloa Street may remain, this exit only loading driveway must be removed. Service vehicles must exit from another location, such as the existing one-way driveway entrance to the loading area, and all maneuvering and loading activities must be contained on the Project site.*

      A combined single entry/exit driveway and on-site maneuvering was shown on the Aug. 19 2021 IPD-T update.

   c. *A screening hedge or similar plantings buffering the two small plazas from nearby parking and loading inside the porte-cochere, and showing that all loading zones are adequately screened from public view.*

      A screening hedge or similar plantings was shown on the Aug. 19 2021 IPD-T update.

   d. *A redesigned ground floor that better complies with the five-foot build-to-line requirement along Makaloa Street, and incorporates a safe and well-lit pedestrian connection between Makaloa Street and Kapi'olani Boulevard.*

The ground floor was redesigned as indicated on the Aug. 19 2021 IPD-T update.

e. *A tower height setback along the side property line of at least 20 feet from the tower face to the property line.*

The towers, including the project modification proposal, is setback at least 20 feet from the tower face to the property line.

f. *An at-grade expansion of the sidewalk, using the same material and paver colors used for the sidewalks along Kapi'olani Boulevard and Makaloa Street, and continuing across all Project driveways.*

The Applicant will provide an at-grade expansion of the sidewalk continuing across all project driveways and connecting to the existing sidewalks along Kapi'olani Boulevard and Makaloa Street.

g. *Treatment of existing monkeypod trees along Kapi'olani Boulevard, including relocation of removed trees to another location along Kapi'olani Boulevard to maintain a consistent canopy, subject to approval from the Department of Parks and Recreation.*

We do not anticipate removal or relocation of any of the seven monkeypod trees in the Kapi'olani Boulevard right of way per April 3, 2017 IPD-T Landscape plan.

4. *Submit a revised parking plan for approval by the DPP to confirm:*

a. *The number of off-street parking spaces.*

The Applicant will provide an updated parking plan indicated the number of off-street parking spaces.

b. *That the redesigned parking and loading areas allow all vehicles to enter and exit the Project in a forward manner.*

The parking and loading areas were redesigned to allow all vehicles to enter and exit the Project in a forward manner as shown on the Aug. 19 2021 IPD-T update.

5. *Submit a bicycle parking plan for approval by the DPP to identify:*

each major phase of work, as required. A new TIS may be required if there is a significant change to the scope or timing of the major work items contained in the initial report. A post TIS will be required approximately one year after a certificate of occupancy ("CO") is issued to validate traffic projections, distribution and assignment contained in the initial TIS. The Applicant shall implement all additional traffic mitigation measures identified in the post TIS.

3. *The CMP shall identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities. The CMP must identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans must also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.*

4. *The TMP must include Traffic Demand Management ("TDM") strategies to minimize the amount of vehicular trips for daily activities by residents and employees. TDM strategies may include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives, and other similar TDM measures. A pedestrian and bicycle circulation plan must also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to complete streets initiatives. A post TMP will be required approximately one year after a CO is issued to validate the relative effectiveness of the various TDM strategies identified in the initial report.*

   The Applicant acknowledges this condition and will provide updated traffic studies as design progresses.

K. *The Applicant shall coordinate with the DTS to:*

1. *Design, build, and maintain a new bus stop and shelter on Kapi'olani Boulevard at no cost to the City.*

2. *Show compliance with Complete Streets policies.*

3. *Realign signals and consider future lane alignments on Kapi'olani Boulevard and Keeaumoku Street to incorporate bicycle lanes.*

4. *Add bulb-outs along Makaloa Street where street parking is to be retained.*

5. *Adequately mitigate safety concerns of the exit-only loading driveway off Kapi'olani Boulevard.*

6. *Ensure that all access driveways are designed with the highest pedestrian and bicycle safety measures in place.*

   The Applicant acknowledges this condition and will coordinate with DTS as indicated.

L. *The Applicant shall coordinate with the State Department of Transportation to review any updated studies, which must include a study of the possible impact son the Ala Moana Boulevard, which is a State maintained urban principal arterial roadway.*

   The Applicant acknowledges this condition and will coordinate with the State Department of Transportation as required.

M. *Prior to applying for any permit for ground disturbance, the Applicant shall prepare and submit an archaeological inventory survey with subsurface testing to the Department of Land and Natural Resources, State Historic Preservation Division ("SHPD") for review and approval.*

   The Applicant acknowledges this condition and will obtain SHPD approval prior to any permit for ground disturbance.

N. *In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work must cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery must stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.*

the Director shall prepare and submit to the Council a report on the proposed extension, which must include the Director's findings and recommendations thereon and a proposed resolution approving the extension. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by resolution.

3. *If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the Director's report, or (ii) The Applicant's then-existing deadline for obtaining a building permit; the extension will be deemed denied.*

   In compliance with Condition R.1, the Applicant requested and obtained a one-year extension of the initial deadline to obtain a building permit from the DPP Director, which resulted in a December 26, 2020 deadline. This was further extended to December 26, 2023 under Resolution 20-170, CD1. Lastly, this was extended to April 24, 2024 under Resolution 23-272, CD1.

   The Applicant is requesting a three-year extension of the April 24, 2024 deadline to obtain a building permit. This will allow the Applicant ample time to secure capital to develop the project considering the prolonged economic recovery due to the unpredictable impacts of the global COVID-19 pandemic.

S. *The Project must conform to the conceptual plan approved hereby and all conditions established herein. Any changes to the conceptual plan will require a new application and approval by the Council. The DPP Director may approve changes to the Project that do not significantly alter the size or nature of the Project, if the changes remain in conformance with the conceptual plan and the conditions herein. Any increase in height or density of the Project will be considered a significant alteration and a change to the conceptual plan.*

   The Applicant acknowledges this condition and confirms the Project will conform to the conceptual plan approved by City Council an all condition set forth in Resolution 17-221, CD1. However, if there are minor changes to the conceptual plan, the Applicant will submit the plans to the DPP Director for review of conformance with the conceptual plan and conditions of the Resolution.

The Applicant acknowledges and will comply with the conditions identified in Resolution 20-170, CD1, Resolution 17-221, CD1, and Special District Permit (File No. SDP 2017/SDD-24). Currently, the IPD-T conceptual plan is still in the preliminary conceptual design phase. The revised IPD-T conceptual plans will address all the conditions identified in the Special District

Permit and will be submitted to DPP for review and approval, as required. In addition, the Applicant will continue to meet with City Councilmembers, stakeholders, and members of the community to respond to questions and address concerns.

Conclusion

In conclusion, the 1500 Kapi'olani Condo-Hotel and Residential Development Project is an important development for the Honolulu community. Our request for a three-year time extension, along with the proposal for 32 additional affordable housing units, will make a significant contribution towards the senior affordable housing stock in the area. The additional units will be available exclusively to senior residents with incomes at or below 80% of the Area Median Income and will remain affordable for at least 60 years. We hope that DPP will consider this request favorably and recommend the time extension for approval.

Thank you for your review and consideration of this application for time extension. Should you or your staff have any questions or require additional information and/or copies of the attached documents, please contact me at (808) 748-7431 or isaiahs@rmtowill.com.

Very truly yours,

Isaiah T. K. Sato

Isaiah T. K. Sato

IS
\\rmtc-fs\1project\plan\keith kurahashi\23017-00 manaolana - 1500 kapiolani ipd-t\extension request 2023\1500 kapiolani extension draft_rl.docx

cc: James Ratkovich, Mana'olana Partners 1500, LLC

Exhibits:

Exhibit 1 – Resolution No. 23-272, CD1 (adopted by City Council on December 6, 2023)
Exhibit 2 – Affordable Housing Unit Summary
Exhibit 3 – Analysis (Plan Comparison, LUO Floor Area)
Exhibit 4 – Revised IPD-T Conceptual Plans
Exhibit 5 – Resolution No. 20-170, CD1 (adopted by City Council on August 19, 2020)
Exhibit 6 – Resolution No. 17-221, CD1 (adopted by City Council on September 6, 2017)
Exhibit 7 – Special District Permit Approval (File No. 2017/SDD-24)
Exhibit 8 - Draft Affordable Housing Agreement with the CCH
Exhibit 9 – Letter to DPP- Condition B. of Resolution 20-170, CD1 (August 19, 2021)

RESOLUTION

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; in addition, the Applicant has faced difficulty securing domestic and international financing for the Project due to higher interest rates, inflation, and high consumer prices; and

WHEREAS, the Council, having received the DPP's findings and recommendation on the Applicant's extension of time request on November 1, 2023, and having duly considered the matter, desires to approve a 120-day extension of time, with the expectation that within that extended 120-day period, the Applicant will submit to the DPP for its review and recommendation, a proposal for Project modifications, together with a further request for an extension of time to implement the proposal, all of which must be approved by the Council; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, is further amended to extend the deadline to obtain a building permit for the Project by 120 days, to April 24, 2024; provided that prior to April 24, 2024, with ample time to be processed by the DPP, considered by the Zoning Committee at its meeting on April 3, 2024, and adopted by the Council at its meeting on April 17, 2024, the Applicant shall submit to the DPP for review, recommendation, and a draft resolution, 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 proposal; and

BE IT FURTHER RESOLVED that all other provisions of Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, are ratified and confirmed, and remain in full force and effect; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 23-272, CD1

RESOLUTION

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 98619-3494.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

November 1, 2023
Honolulu, Hawai'i

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 23-272, CD1

Introduced: 11/01/23 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

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

Voting Legend: * = Aye w/Reservations

11/01/23	INTRO	Introduced.
11/28/23	ZON	Reported out for adoption as amended in CD1 form. CR-358 5 AYES: DOS SANTOS-TAM, KIA'ĀINA, SAY, WATERS, WEYER
12/06/23	CCL	Committee report and Resolution as amended were adopted. 9 AYES: CORDERO*, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, TUPOLA, WATERS, WEYER

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

EXHIBIT 2

Affordable Housing Unit Summary

Use Affordable Residence

Row Labels	Column Labels (blank) # of Units All Levels	Unit Area	Unit Area All Levels	Avg. Unit Area	Total # of Units All Levels	Total Unit Area	Total Unit Area All Levels	Total Avg. Unit Area
Level 7 Pool Deck	**13**	**5,760 SF**	**5,760 SF**	**443 SF**	**13**	**5,760 SF**	**5,760 SF**	**443 SF**
A1-1	1	443 SF	443 SF	443 SF	1	443 SF	443 SF	443 SF
A1-2	1	443 SF	443 SF	443 SF	1	443 SF	443 SF	443 SF
A1-3	1	444 SF	444 SF	444 SF	1	444 SF	444 SF	444 SF
A1-4	1	444 SF	444 SF	444 SF	1	444 SF	444 SF	444 SF
AS-1	1	349 SF	349 SF	349 SF	1	349 SF	349 SF	349 SF
A1-11	1	491 SF	491 SF	491 SF	1	491 SF	491 SF	491 SF
A1-10	1	439 SF	439 SF	439 SF	1	439 SF	439 SF	439 SF
A1-9	1	431 SF	431 SF	431 SF	1	431 SF	431 SF	431 SF
A1-5	1	445 SF	445 SF	445 SF	1	445 SF	445 SF	445 SF
A1-8	1	435 SF	435 SF	435 SF	1	435 SF	435 SF	435 SF
A1-6	1	514 SF	514 SF	514 SF	1	514 SF	514 SF	514 SF
A1-7	1	461 SF	461 SF	461 SF	1	461 SF	461 SF	461 SF
A1-12	1	421 SF	421 SF	421 SF	1	421 SF	421 SF	421 SF
Level 7 Mezzanine	**13**	**5,784 SF**	**5,784 SF**	**445 SF**	**13**	**5,784 SF**	**5,784 SF**	**445 SF**
A1-1	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
A1-2	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
A1-3	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
A1-4	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
AS-1	1	349 SF	349 SF	349 SF	1	349 SF	349 SF	349 SF
A1-11	1	497 SF	497 SF	497 SF	1	497 SF	497 SF	497 SF
A1-10	1	438 SF	438 SF	438 SF	1	438 SF	438 SF	438 SF
A1-9	1	429 SF	429 SF	429 SF	1	429 SF	429 SF	429 SF
A1-5	1	447 SF	447 SF	447 SF	1	447 SF	447 SF	447 SF
A1-8	1	435 SF	435 SF	435 SF	1	435 SF	435 SF	435 SF
A1-6	1	517 SF	517 SF	517 SF	1	517 SF	517 SF	517 SF
A1-7	1	461 SF	461 SF	461 SF	1	461 SF	461 SF	461 SF
A1-12	1	421 SF	421 SF	421 SF	1	421 SF	421 SF	421 SF
Level 11 Typ. Linked Floor	**78**	**5,787 SF**	**34,721 SF**	**445 SF**	**78**	**5,787 SF**	**34,721 SF**	**445 SF**
A1-1	6	447 SF	2,683 SF	447 SF	6	447 SF	2,683 SF	447 SF
A1-2	6	447 SF	2,685 SF	447 SF	6	447 SF	2,685 SF	447 SF
A1-3	6	447 SF	2,685 SF	447 SF	6	447 SF	2,685 SF	447 SF
A1-4	6	447 SF	2,685 SF	447 SF	6	447 SF	2,685 SF	447 SF
AS-1	6	349 SF	2,092 SF	349 SF	6	349 SF	2,092 SF	349 SF
A1-11	6	497 SF	2,981 SF	497 SF	6	497 SF	2,981 SF	497 SF
A1-10	6	439 SF	2,635 SF	439 SF	6	439 SF	2,635 SF	439 SF
A1-9	6	431 SF	2,588 SF	431 SF	6	431 SF	2,588 SF	431 SF
A1-5	6	447 SF	2,685 SF	447 SF	6	447 SF	2,685 SF	447 SF
A1-8	6	435 SF	2,608 SF	435 SF	6	435 SF	2,608 SF	435 SF
A1-6	6	517 SF	3,104 SF	517 SF	6	517 SF	3,104 SF	517 SF
A1-7	6	461 SF	2,766 SF	461 SF	6	461 SF	2,766 SF	461 SF
A1-12	6	421 SF	2,525 SF	421 SF	6	421 SF	2,525 SF	421 SF
Level 6.5 AH Community	**6**	**3,198 SF**	**3,198 SF**	**533 SF**	**6**	**3,198 SF**	**3,198 SF**	**533 SF**
A1-1	1	488 SF	488 SF	488 SF	1	488 SF	488 SF	488 SF
A1-2	1	482 SF	482 SF	482 SF	1	482 SF	482 SF	482 SF
A1-3	1	527 SF	527 SF	527 SF	1	527 SF	527 SF	527 SF
A1-4	1	495 SF	495 SF	495 SF	1	495 SF	495 SF	495 SF
MANAGER'S APARTMENT	1	785 SF	785 SF	785 SF	1	785 SF	785 SF	785 SF
A1-5	1	421 SF	421 SF	421 SF	1	421 SF	421 SF	421 SF
Grand Total	**110**	**20,528 SF**	**49,462 SF**	**456 SF**	**110**	**20,528 SF**	**49,462 SF**	**456 SF**

	Unit Totals	Avg. Unit Size
Studio Units	**8**	**349 SF**
One Bedroom Units	**101**	**450 SF**
Two Bedroom Units	**1**	**785 SF**

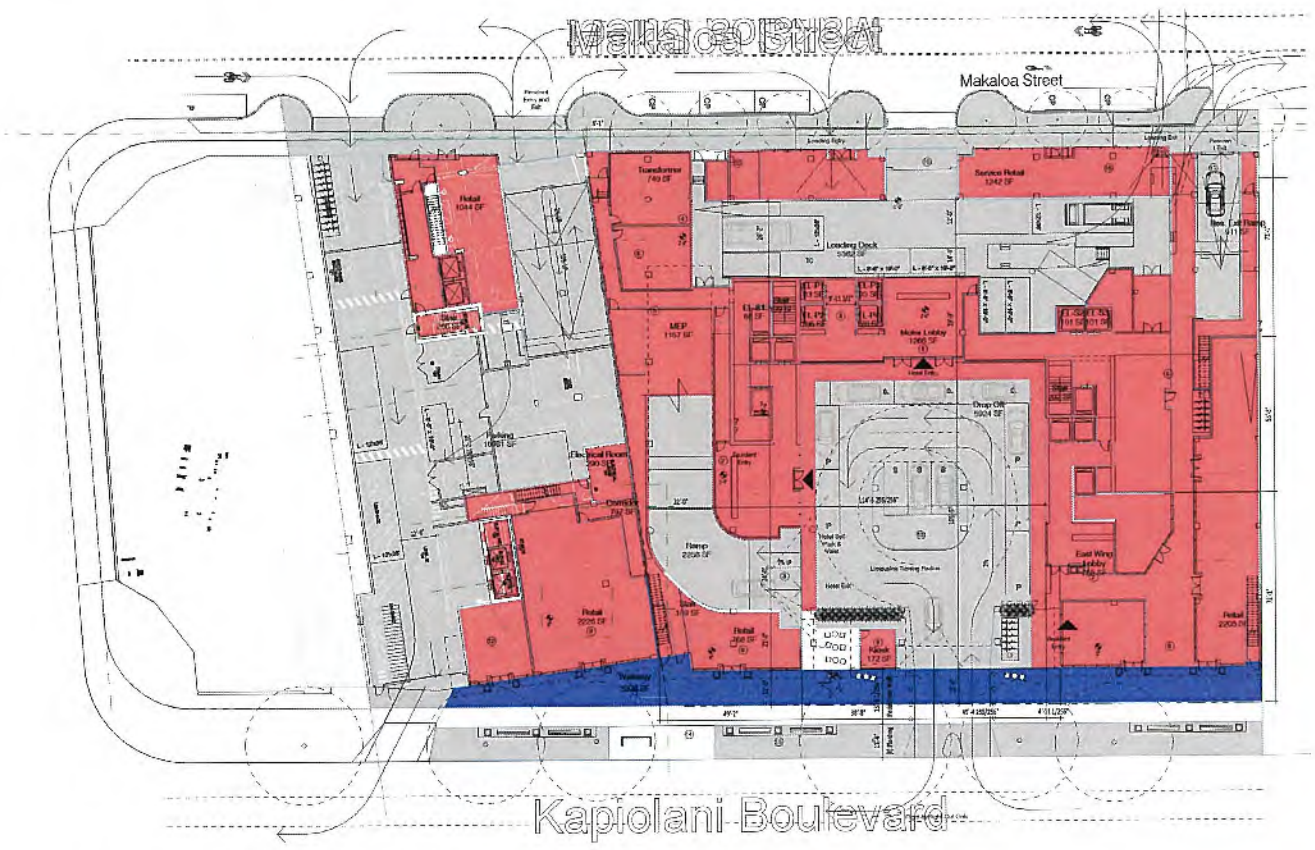
EXHIBIT 3

Analysis (Plan Comparison, LUO Floor Area)

LUO Summary
with comments

Row Labels	Values LUO SF / Level	GSF/ Level	Max of # of Sim. Levels	Total LUO SF All Sim. Levels	Total GSF All Sim. Levels	Comments
Level 1	**28,154 SF**	**45,758 SF**	**2**	**28,452 SF**	**46,057 SF**	Change in square footage when we added the passage to Makaloa
Back of House	5,208 SF	5,208 SF	1	5,208 SF	5,208 SF	
Circulation	4,505 SF	4,505 SF	2	4,623 SF	4,623 SF	
Greenscape	0 SF	1,032 SF	1	0 SF	1,032 SF	
Other Front of House	3,580 SF	3,580 SF	1	3,580 SF	3,580 SF	
Parking	0 SF	14,456 SF	1	0 SF	14,456 SF	
Retail	9,650 SF	9,650 SF	1	9,650 SF	9,650 SF	
Walkway	3,788 SF	5,905 SF	1	3,788 SF	5,905 SF	
Affordable - Circulation	181 SF	181 SF	2	361 SF	361 SF	
Affordable Residence - Common	633 SF	633 SF	1	633 SF	633 SF	
Restaurant	609 SF	609 SF	1	609 SF	609 SF	
Level 2 Parking	**3,269 SF**	**38,190 SF**	**1**	**3,269 SF**	**38,190 SF**	
Back of House	816 SF	938 SF	1	816 SF	938 SF	
Circulation	1,309 SF	2,674 SF	1	1,309 SF	2,674 SF	
Greenscape	0 SF	1,829 SF	1	0 SF	1,829 SF	
Parking	0 SF	31,605 SF	1	0 SF	31,605 SF	
Private Storage	1,144 SF	1,144 SF	1	1,144 SF	1,144 SF	
Level 3 Parking	**5,238 SF**	**44,549 SF**	**2**	**10,476 SF**	**81,321 SF**	
Back of House	912 SF	1,034 SF	2	1,825 SF	2,069 SF	
Circulation	1,809 SF	3,442 SF	2	3,619 SF	6,671 SF	
Other Front of House Terrace	0 SF	262 SF	2	0 SF	524 SF	
Parking	0 SF	37,295 SF	2	0 SF	67,026 SF	This number previously included part of the existing Walgreens parking. No LUO SF impa
Private Storage	2,516 SF	2,516 SF	2	5,033 SF	5,033 SF	Changed 1,800 LUO SF to bike parking
Level 5 Parking	**5,482 SF**	**53,734 SF**	**1**	**5,482 SF**	**53,734 SF**	
Back of House	0 SF	122 SF	1	0 SF	122 SF	
Circulation	1,809 SF	3,229 SF	1	1,809 SF	3,229 SF	
Other Front of House Terrace	0 SF	262 SF	1	0 SF	262 SF	Removed 262 SF of LUO area
Parking	0 SF	46,448 SF	1	0 SF	46,448 SF	
Private Storage	3,673 SF	3,673 SF	1	3,673 SF	3,673 SF	
Level 6 Ballroom	**30,220 SF**	**54,300 SF**	**2**	**30,220 SF**	**71,649 SF**	
Back of House	12,638 SF	12,638 SF	1	12,638 SF	12,638 SF	
Circulation	2,297 SF	2,297 SF	1	2,297 SF	2,297 SF	
Greenscape	0 SF	4,797 SF	1	0 SF	4,797 SF	
Meeting Area	14,949 SF	14,949 SF	1	14,949 SF	14,949 SF	
Meeting Area Terrace	336 SF	777 SF	1	336 SF	777 SF	Removed 441 SF of LUO area
Parking	0 SF	17,350 SF	2	0 SF	34,699 SF	
Walkway	0 SF	1,493 SF	1	0 SF	1,493 SF	
Level 7 Pool Deck	**33,186 SF**	**40,467 SF**	**1**	**33,186 SF**	**40,467 SF**	
Back of House	5,578 SF	5,679 SF	1	5,578 SF	5,679 SF	Changed 1200 SF of BOH to restaurant
Circulation	2,240 SF	2,240 SF	1	2,240 SF	2,240 SF	
Greenscape	295 SF	4,677 SF	1	295 SF	4,677 SF	Removed 1560 SF of LUO area
Other Front of House	6,786 SF	6,786 SF	1	6,786 SF	6,786 SF	Removed 3800 SF restaurant that was under affordable housing
Other Front of House Terrace	0 SF	427 SF	1	0 SF	427 SF	
Walkway	5,542 SF	5,960 SF	1	5,542 SF	5,960 SF	
Water	0 SF	1,952 SF	1	0 SF	1,952 SF	
Affordable - Circulation	1,331 SF	1,331 SF	1	1,331 SF	1,331 SF	
Affordable Residence	5,791 SF	5,791 SF	1	5,791 SF	5,791 SF	
Affordable Residence -BOH	60 SF	60 SF	1	60 SF	60 SF	
Restaurant	2,113 SF	2,113 SF	1	2,113 SF	2,113 SF	
Spa	3,451 SF	3,451 SF	1	3,451 SF	3,451 SF	
Level 7 Mezzanine	**22,769 SF**	**23,992 SF**	**1**	**22,769 SF**	**23,992 SF**	
Back of House	7,042 SF	7,042 SF	1	7,042 SF	7,042 SF	
Circulation	2,339 SF	2,339 SF	1	2,339 SF	2,339 SF	
Other Front of House	3,314 SF	3,314 SF	1	3,314 SF	3,314 SF	
Other Front of House Terrace	0 SF	1,223 SF	1	0 SF	1,223 SF	
Walkway	100 SF	100 SF	1	100 SF	100 SF	
Affordable - Circulation	1,331 SF	1,331 SF	1	1,331 SF	1,331 SF	
Affordable Residence	5,814 SF	5,814 SF	1	5,814 SF	5,814 SF	
Affordable Residence -BOH	60 SF	60 SF	1	60 SF	60 SF	
Spa	2,770 SF	2,770 SF	1	2,770 SF	2,770 SF	
Level 11 Typ. Linked Floor	**29,936 SF**	**29,936 SF**	**6**	**179,616 SF**	**179,616 SF**	Level 8 shown in the IPD-T submittal has been combined with the Level 11 areas
Back of House	1,015 SF	1,015 SF	6	6,090 SF	6,090 SF	
Circulation	3,901 SF	3,901 SF	6	23,406 SF	23,406 SF	
Affordable - Circulation	1,331 SF	1,331 SF	6	7,983 SF	7,983 SF	
Affordable Residence	5,818 SF	5,818 SF	6	34,906 SF	34,906 SF	
Affordable Residence -BOH	60 SF	60 SF	6	359 SF	359 SF	
Private Storage	192 SF	192 SF	6	1,152 SF	1,152 SF	
Condo/Hotel Terrace	3,706 SF	3,706 SF	6	22,236 SF	22,236 SF	
Condo/Hotel Unit	13,914 SF	13,914 SF	6	83,485 SF	83,485 SF	
Level 14 - Dog Walk	**17,135 SF**	**21,524 SF**	**1**	**17,135 SF**	**21,524 SF**	
Back of House	173 SF	173 SF	1	173 SF	173 SF	
Circulation	3,644 SF	3,644 SF	1	3,644 SF	3,644 SF	
Greenscape	0 SF	4,389 SF	1	0 SF	4,389 SF	Removed 4,389 SF of LUO area
Walkway	1,254 SF	1,254 SF	1	1,254 SF	1,254 SF	
Condo/Hotel Terrace	2,437 SF	2,437 SF	1	2,437 SF	2,437 SF	
Condo/Hotel Unit	9,626 SF	9,626 SF	1	9,626 SF	9,626 SF	
Level 21 Typ. Tower Floor	**16,009 SF**	**16,009 SF**	**18**	**288,168 SF**	**288,168 SF**	
Back of House	180 SF	180 SF	18	3,232 SF	3,232 SF	
Circulation	2,648 SF	2,648 SF	18	47,660 SF	47,660 SF	
Residence	10,926 SF	10,926 SF	18	196,664 SF	196,664 SF	
Residence Terrace	2,256 SF	2,256 SF	18	40,613 SF	40,613 SF	
Level 33 Mechanical/Amenity	**28,940 SF**	**28,940 SF**	**1**	**28,940 SF**	**28,940 SF**	
Back of House	10,825 SF	10,825 SF	1	10,825 SF	10,825 SF	
Circulation	3,616 SF	3,616 SF	1	3,616 SF	3,616 SF	
Greenscape	411 SF	411 SF	1	411 SF	411 SF	
Residence	5,368 SF	5,368 SF	1	5,368 SF	5,368 SF	
Residence Terrace	1,269 SF	1,269 SF	1	1,269 SF	1,269 SF	
Restaurant	7,451 SF	7,451 SF	1	7,451 SF	7,451 SF	
Level 34 Amenity Pool Deck	**8,599 SF**	**28,673 SF**	**1**	**8,599 SF**	**28,673 SF**	
Back of House	463 SF	463 SF	1	463 SF	463 SF	
Circulation	1,477 SF	1,477 SF	1	1,477 SF	1,477 SF	
Greenscape	0 SF	6,068 SF	1	0 SF	6,068 SF	Removed 3100 SF of LUO area
Other Front of House	2,146 SF	2,146 SF	1	2,146 SF	2,146 SF	
Residence	1,795 SF	1,795 SF	1	1,795 SF	1,795 SF	
Residence Terrace	410 SF	410 SF	1	410 SF	410 SF	
Walkway	2,310 SF	13,505 SF	1	2,310 SF	13,505 SF	Removed 3,325 SF of LUO area
Water	0 SF	2,811 SF	1	0 SF	2,811 SF	
Level 37 Penthouses	**8,212 SF**	**10,230 SF**	**3**	**24,636 SF**	**26,654 SF**	
Back of House	90 SF	2,109 SF	3	271 SF	2,290 SF	
Circulation	1,329 SF	1,329 SF	3	3,988 SF	3,988 SF	
Residence Terrace	1,348 SF	1,348 SF	3	4,044 SF	4,044 SF	
Residences	5,444 SF	5,444 SF	3	16,332 SF	16,332 SF	
Level 38 Mechanical	**1,011 SF**	**7,118 SF**	**2**	**1,081 SF**	**7,188 SF**	
Back of House	0 SF	1,278 SF	1	0 SF	1,278 SF	
Circulation	941 SF	941 SF	1	941 SF	941 SF	
Nightclub	70 SF	70 SF	2	140 SF	140 SF	
Residence Terrace	0 SF	4,829 SF	1	0 SF	4,829 SF	
Roof	**0 SF**	**1,361 SF**	**1**	**0 SF**	**1,361 SF**	
Circulation	0 SF	191 SF	1	0 SF	191 SF	
Walkway	0 SF	1,170 SF	1	0 SF	1,170 SF	
Level 6.5 AH Community	**8,167 SF**	**8,167 SF**	**1**	**8,167 SF**	**8,167 SF**	
Affordable - Circulation	1,481 SF	1,481 SF	1	1,481 SF	1,481 SF	
Affordable Residence	4,093 SF	4,093 SF	1	4,093 SF	4,093 SF	
Affordable Residence - Common	2,076 SF	2,076 SF	1	2,076 SF	2,076 SF	
Affordable Residence -BOH	43 SF	43 SF	1	43 SF	43 SF	
Affordable Residence - Terrace	473 SF	473 SF	1	473 SF	473 SF	
Grand Total				**690,197 SF**	**945,701 SF**	Total LUO SF removed: 14,877

LUO AREA REDUCTION PLANS

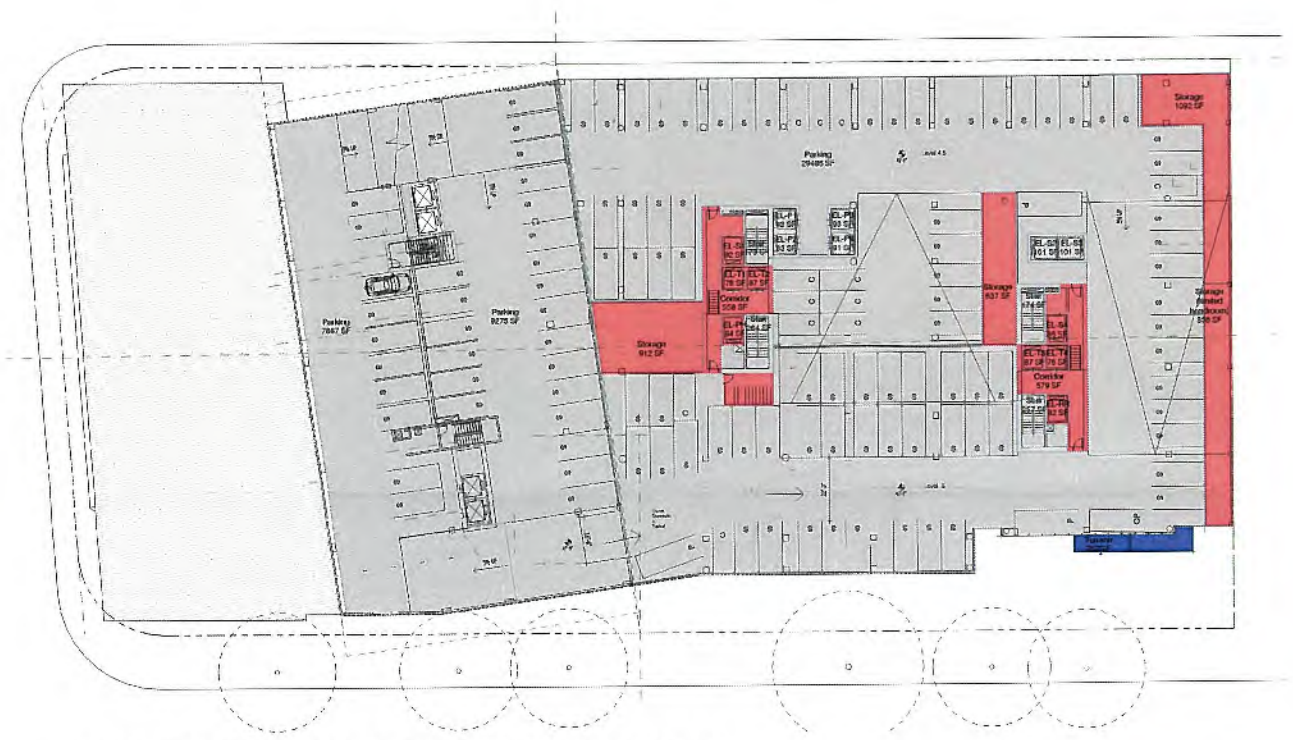


INCLUDED IN FAR

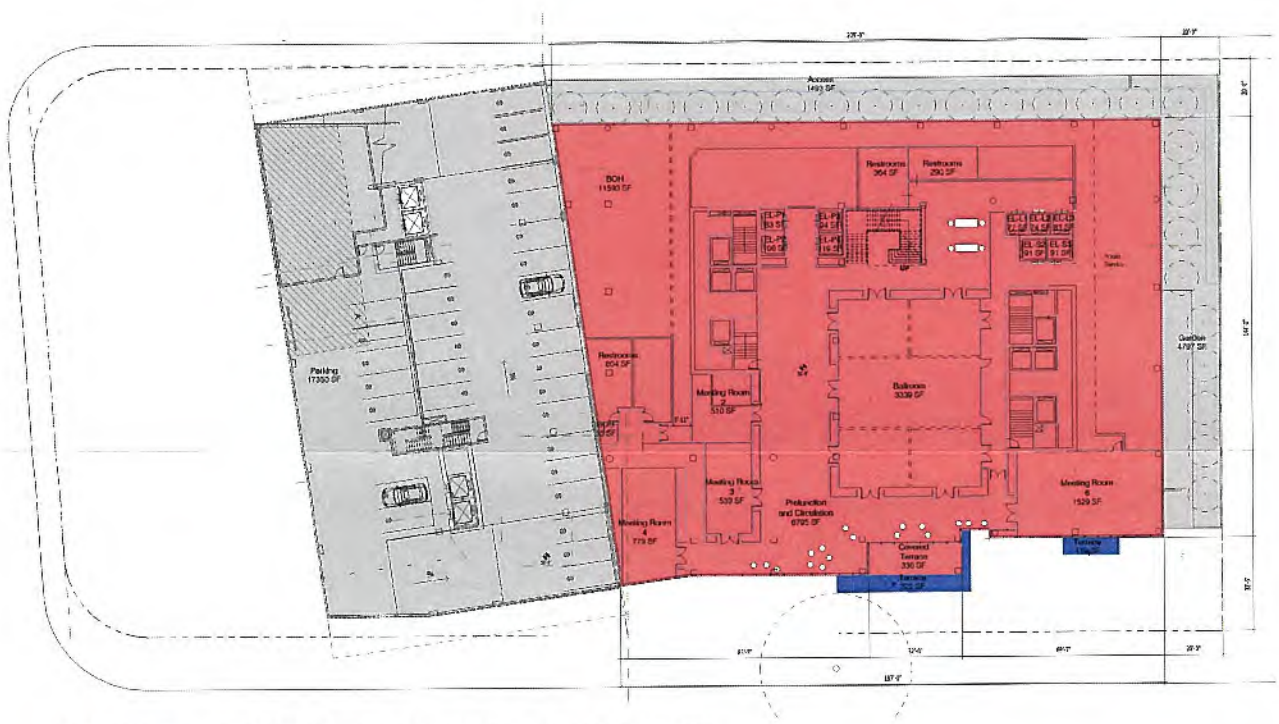
NOT INCLUDED IN FAR

REMOVED FROM FAR

GROUND LEVEL LUO AREA REMOVED



LEVEL 5 LUO AREA REMOVED



LEVEL 6 LUO AREA REMOVED

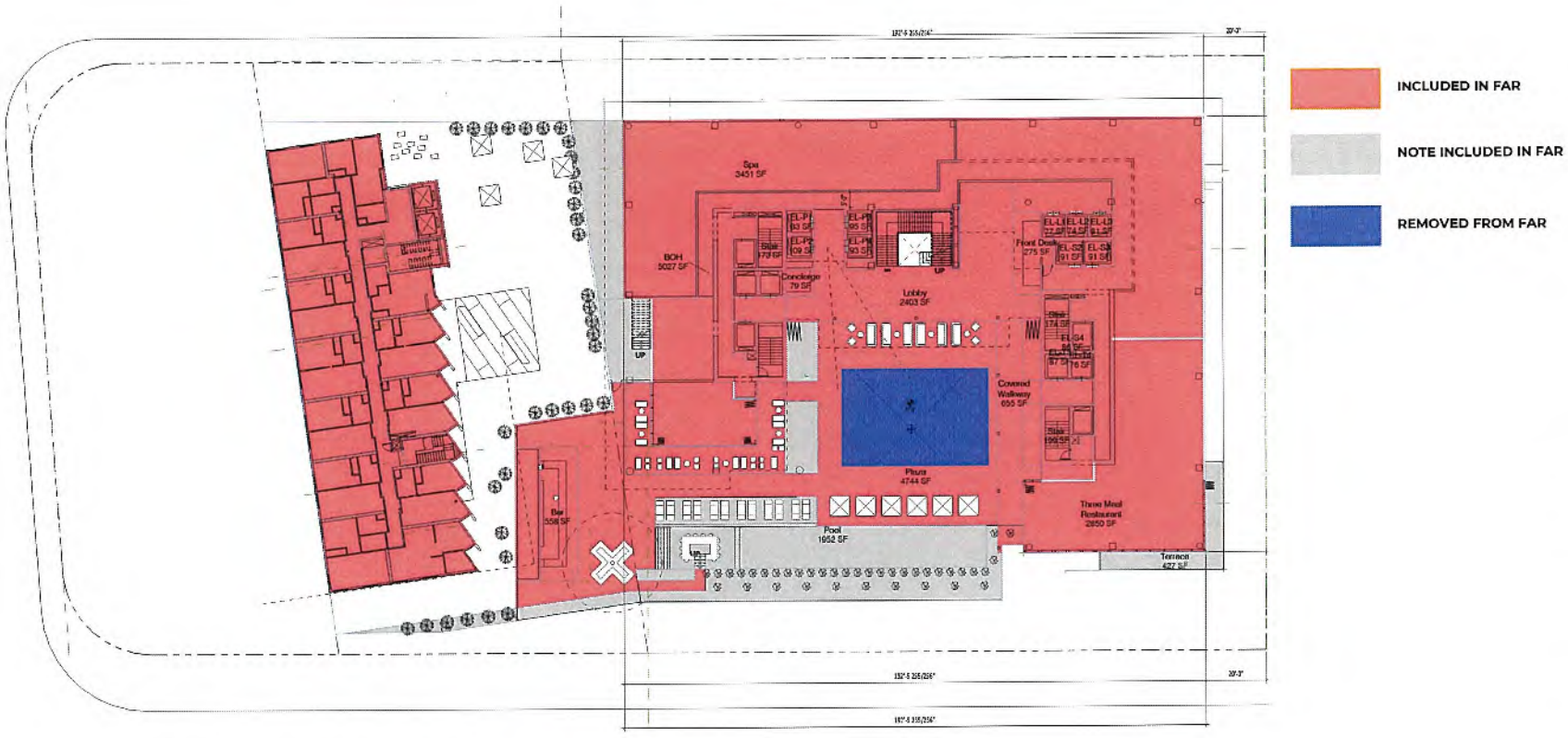
[au] workshop ahl. MANA`OLANA

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

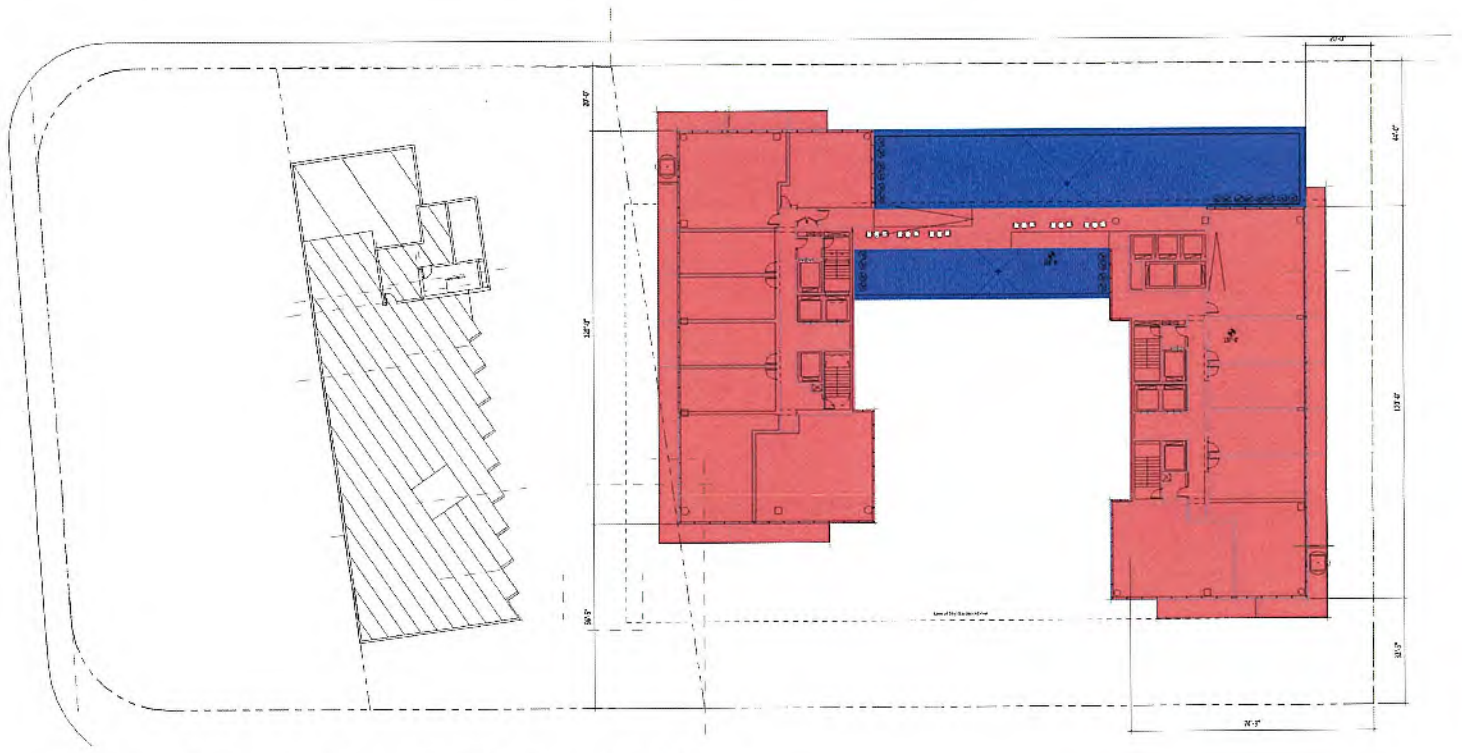
N

FIFTEEN HUNDRED KAPIOLANI

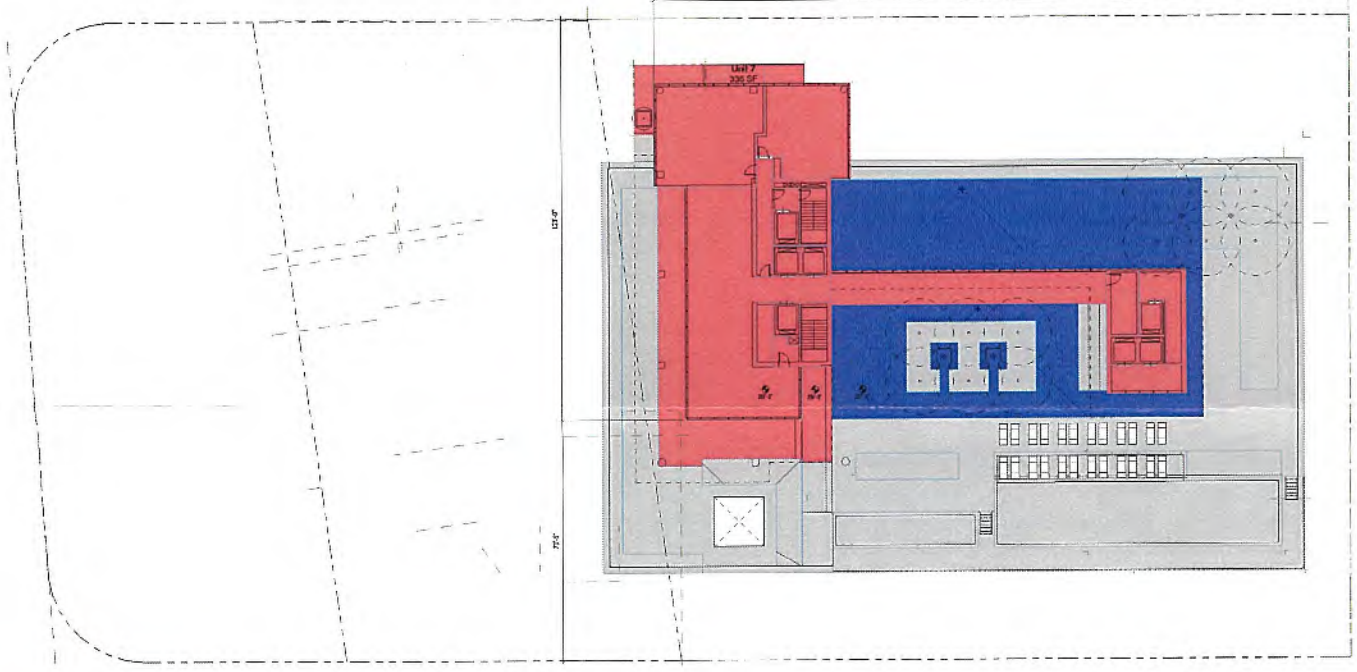
LUO AREA REDUCTION PLANS



LEVEL 7 LUO AREA REMOVED



LEVEL 14 LUO AREA REMOVED



LEVEL 34 LUO AREA REMOVED

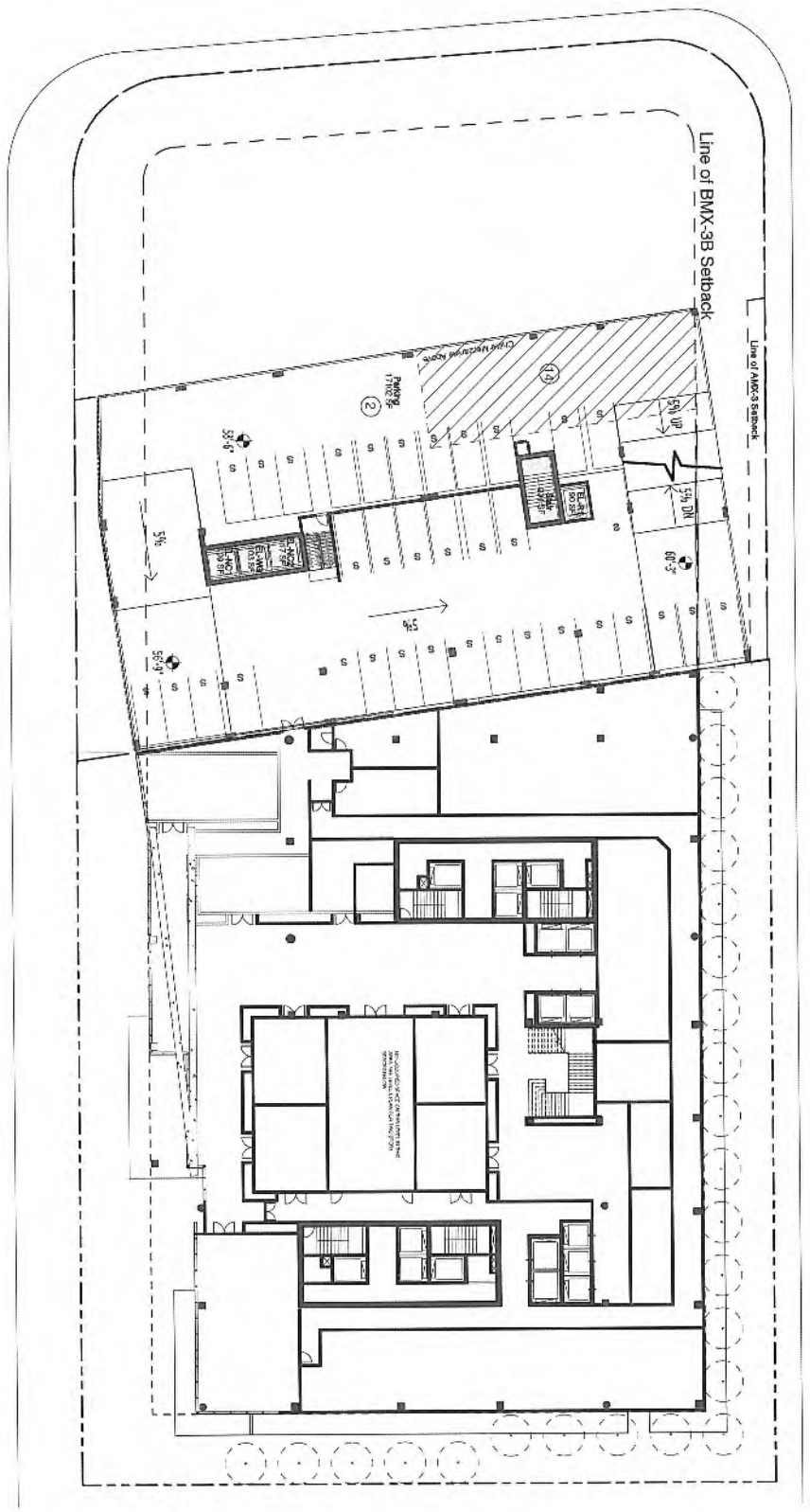
[au] workshop ahl. MANA`OLANA

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

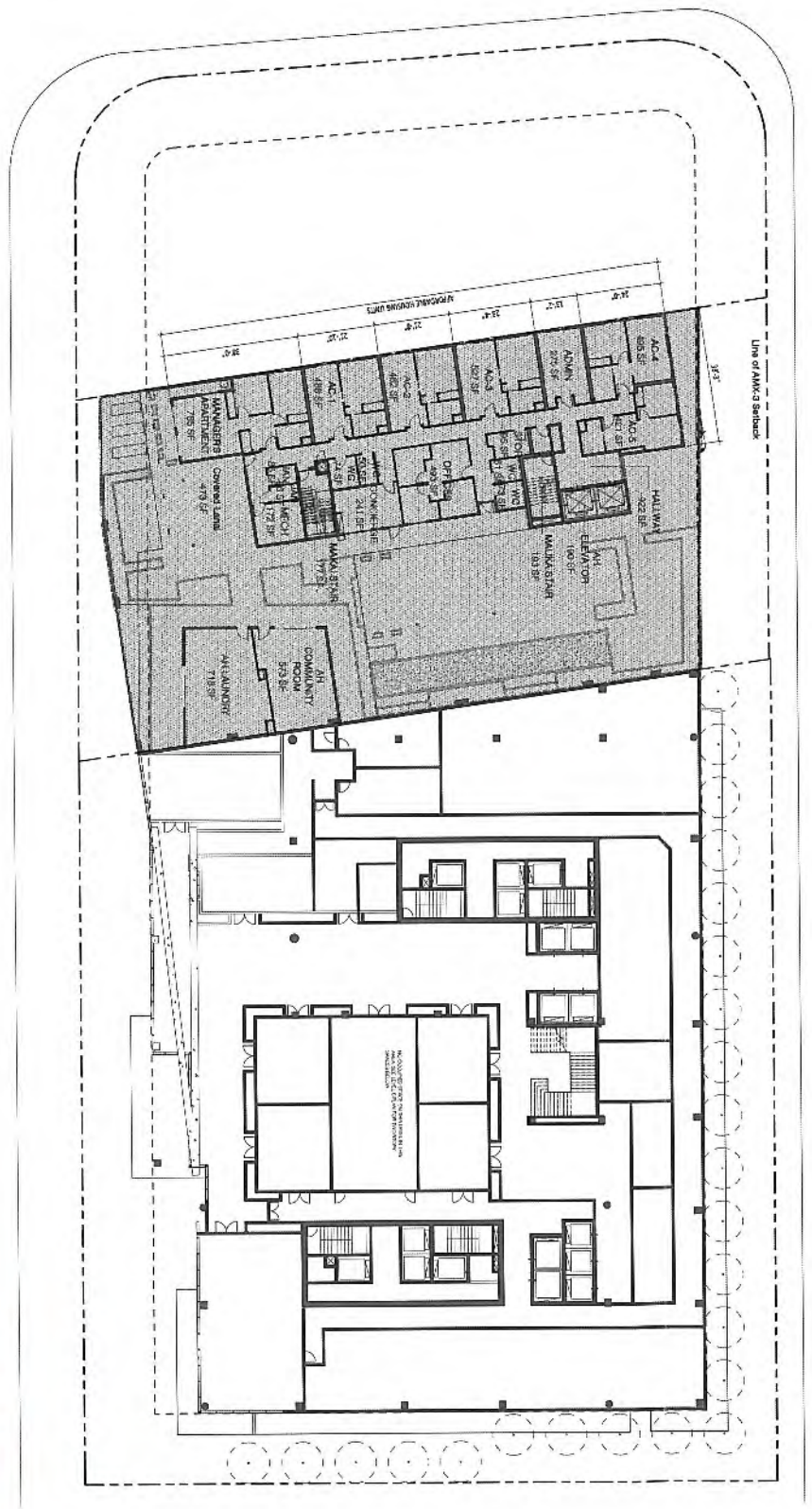
0' 15' 30' 60'
SCALE: 1" = 30'-0"

N

FIFTEEN HUNDRED KAPIOLANI



August 31, 2017



February 06, 2024

LEVEL 6.5 AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

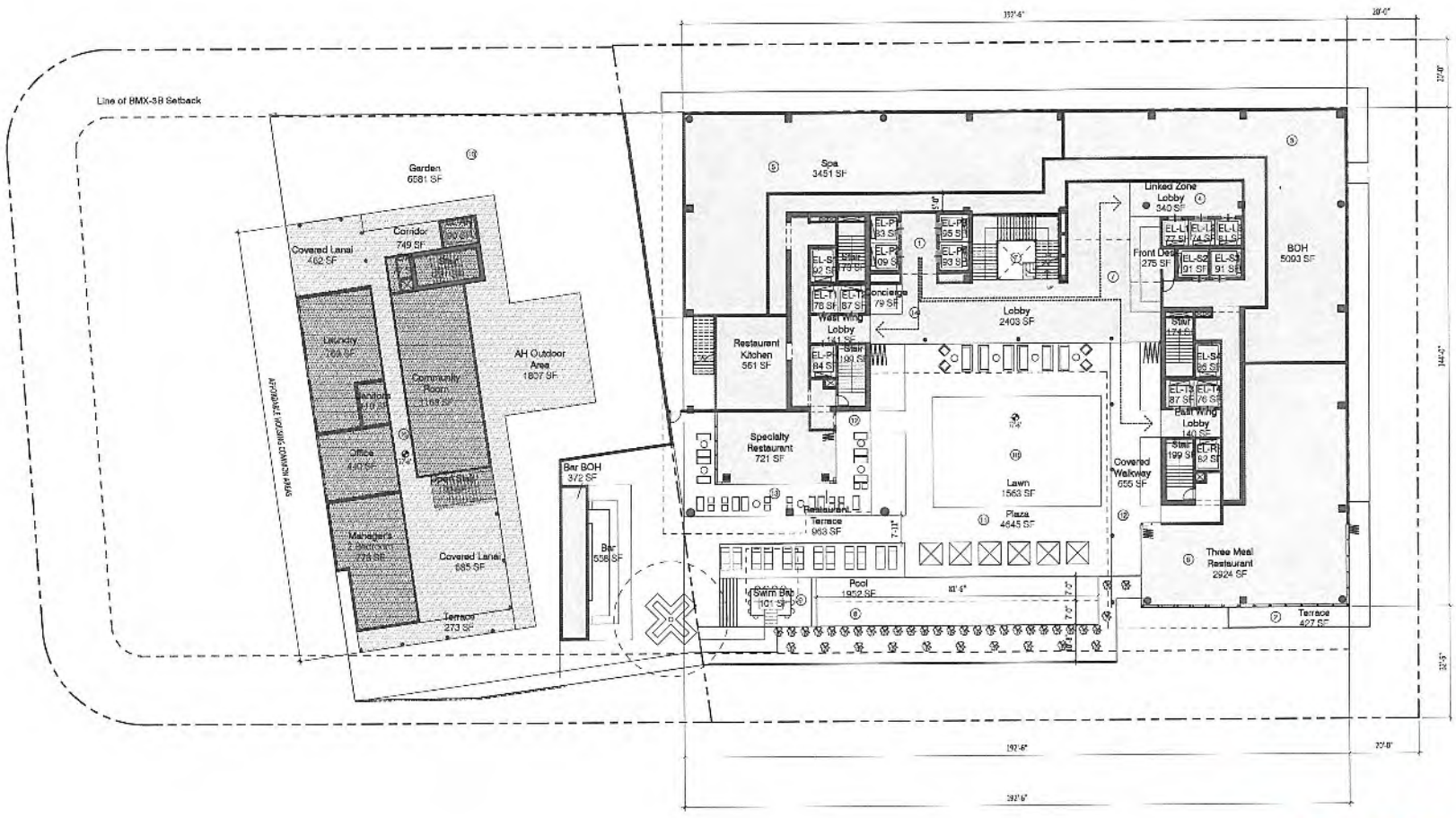
[au] workshop

ahl.

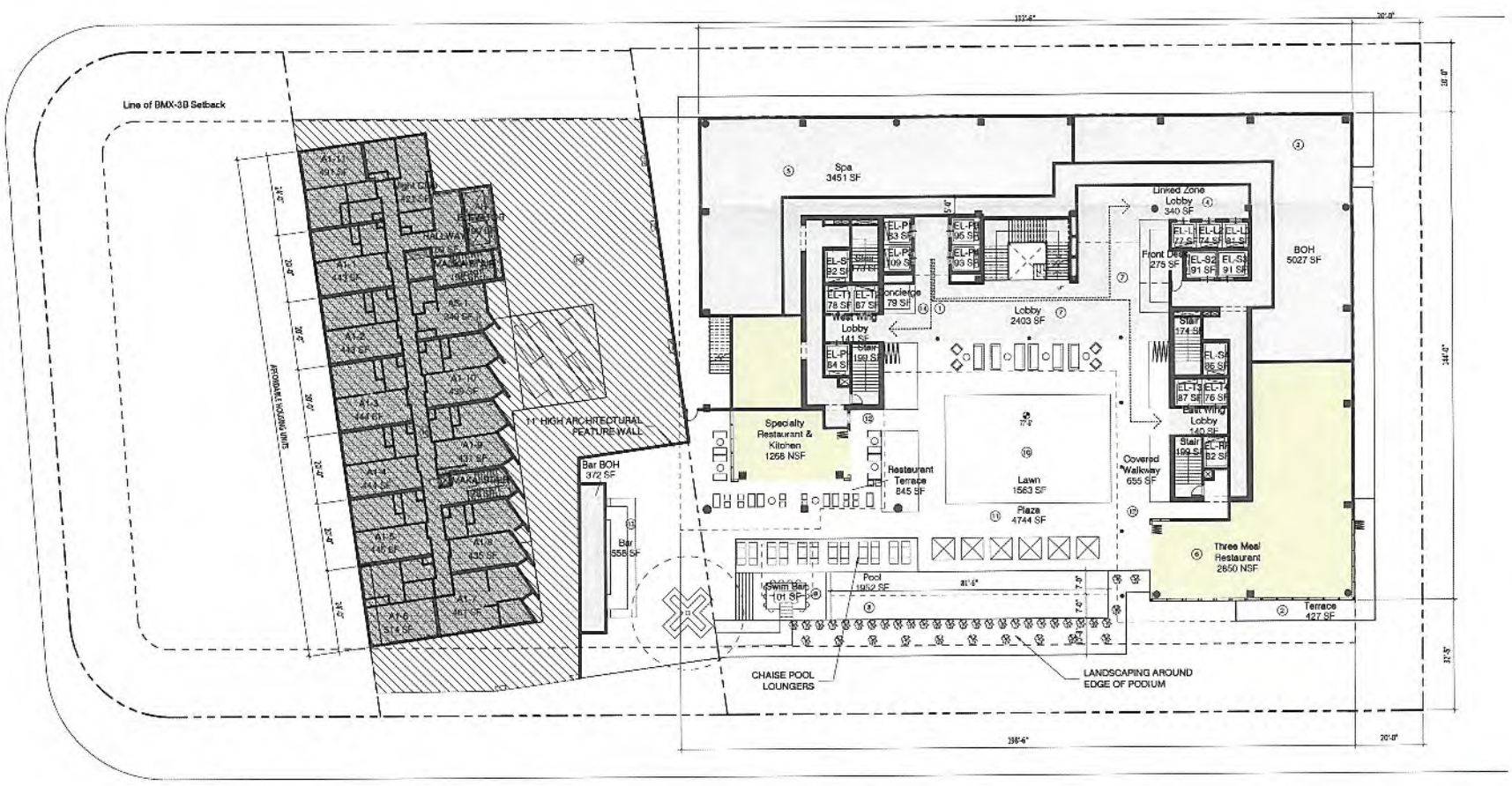
MANA`OLANA

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

LEVEL 7 POOL DECK PLAN

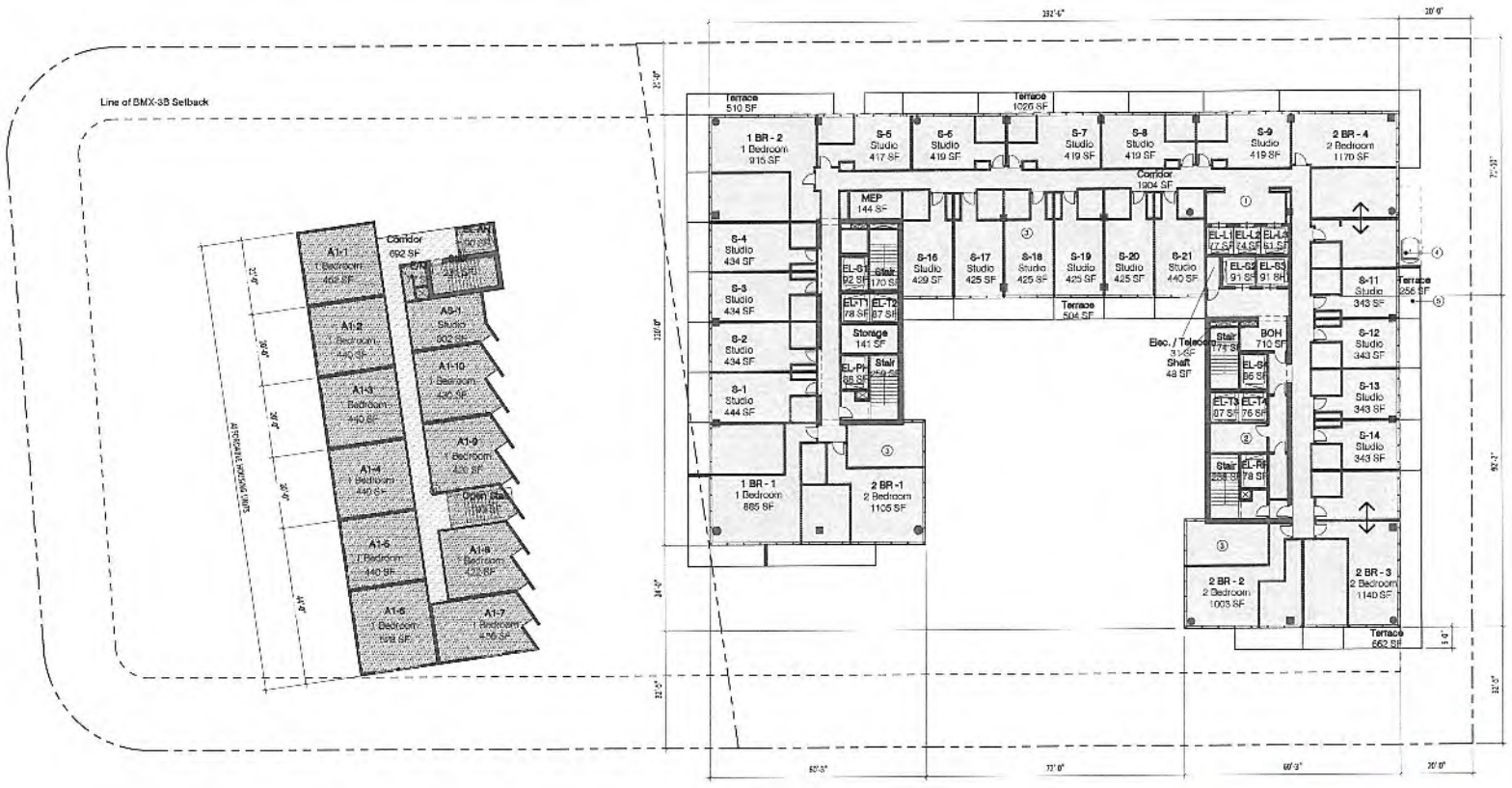


August 31, 2017

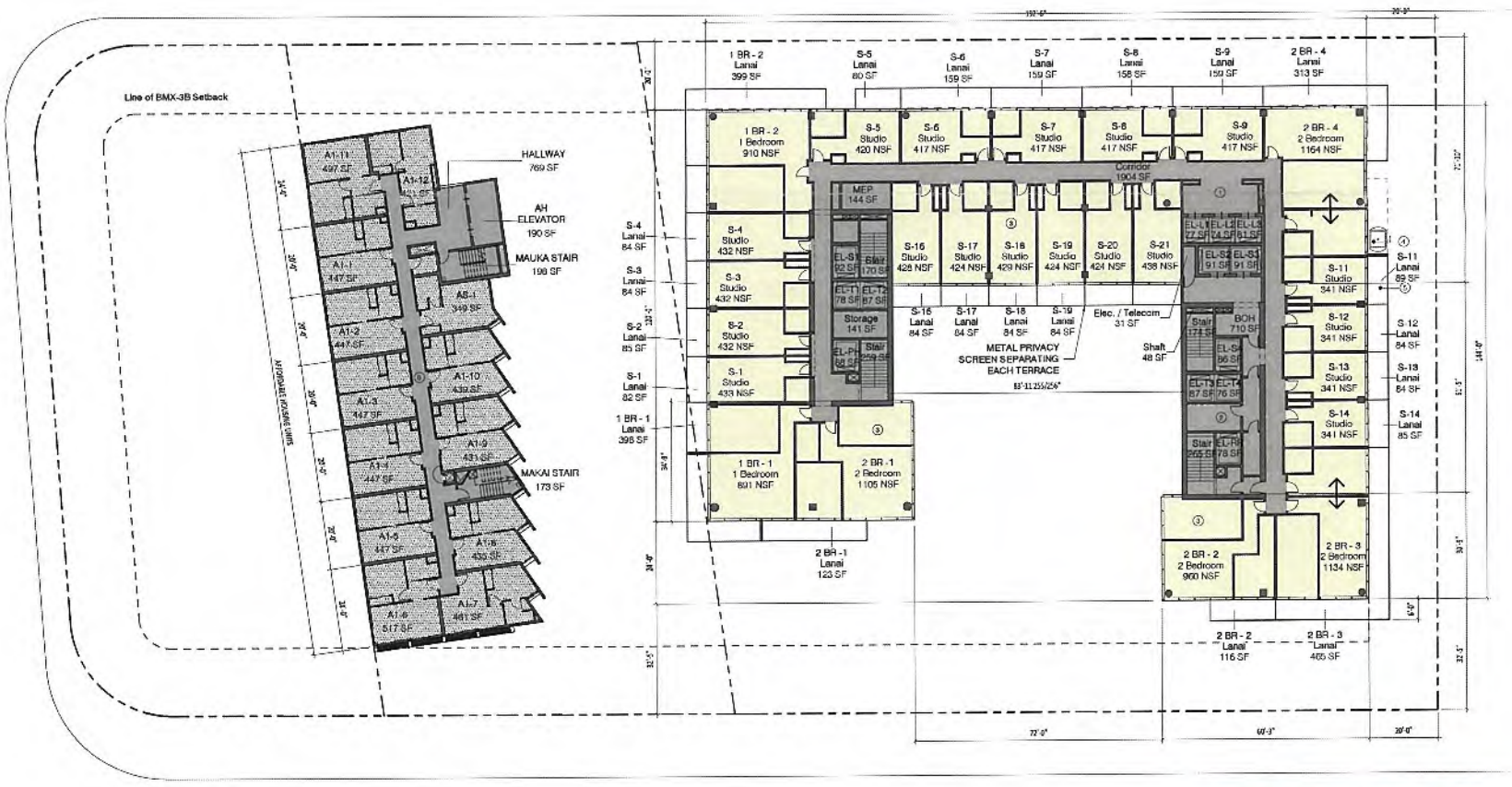


February 06, 2024

LEVEL 11 TYP. LINKED FLOOR PLAN



AUGUST 31, 2017



FEBRUARY 06, 2024

[au] workshop ahl. MANA`OLANA

[au] workshop

ahl.

MANA`OLANA

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

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

① DARK COLORED STONE OR METAL PANELS
② GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ POOL BAR AND ARCHITECTURAL PRIVACY WALL
⑨ BIFOLD DOOR PANELS
⑩ 42" GLASS GUARDRAIL
⑪ METAL PANEL MECHANICAL SCREEN

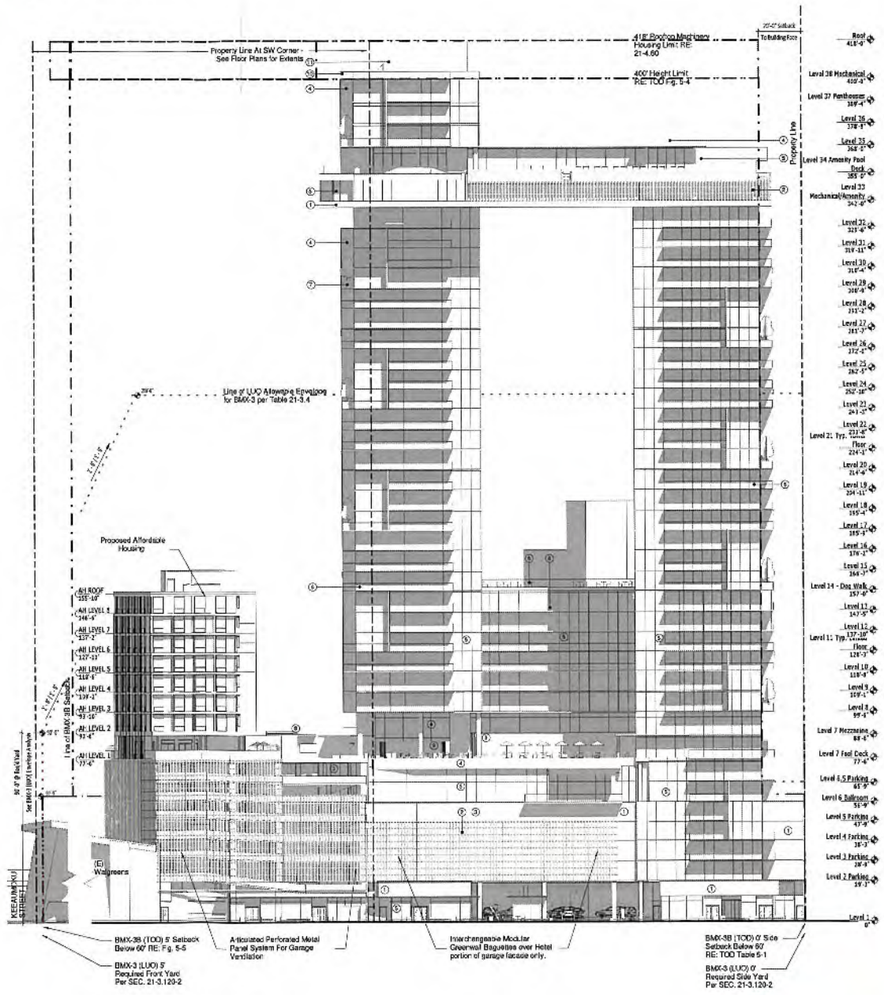
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



KAPIOLANI (SOUTH) ELEVATION
1" = 20'-0"

August 31, 2017

① DARK COLORED STONE OR METAL PANELS
② GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ POOL BAR AND ARCHITECTURAL PRIVACY WALL
⑨ BIFOLD DOOR PANELS
⑩ 42" GLASS GUARDRAIL
⑪ METAL PANEL MECHANICAL SCREEN

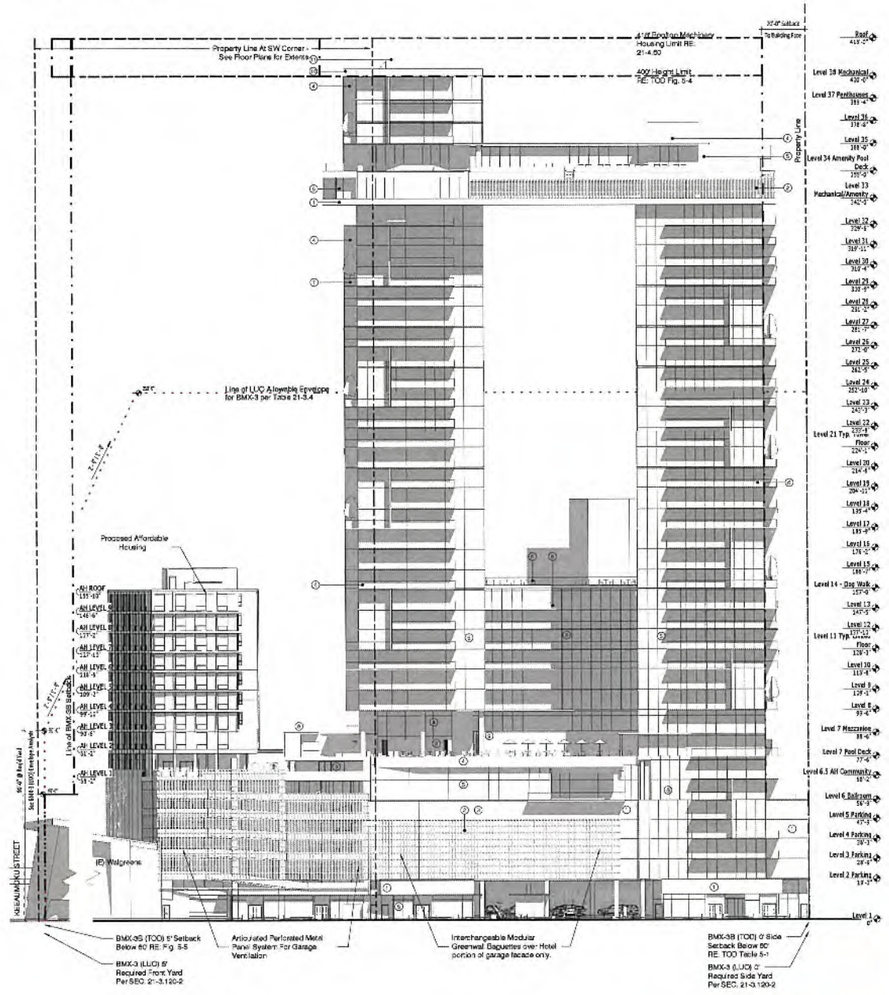
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



KAPIOLANI (SOUTH) ELEVATION
1" = 20'-0"

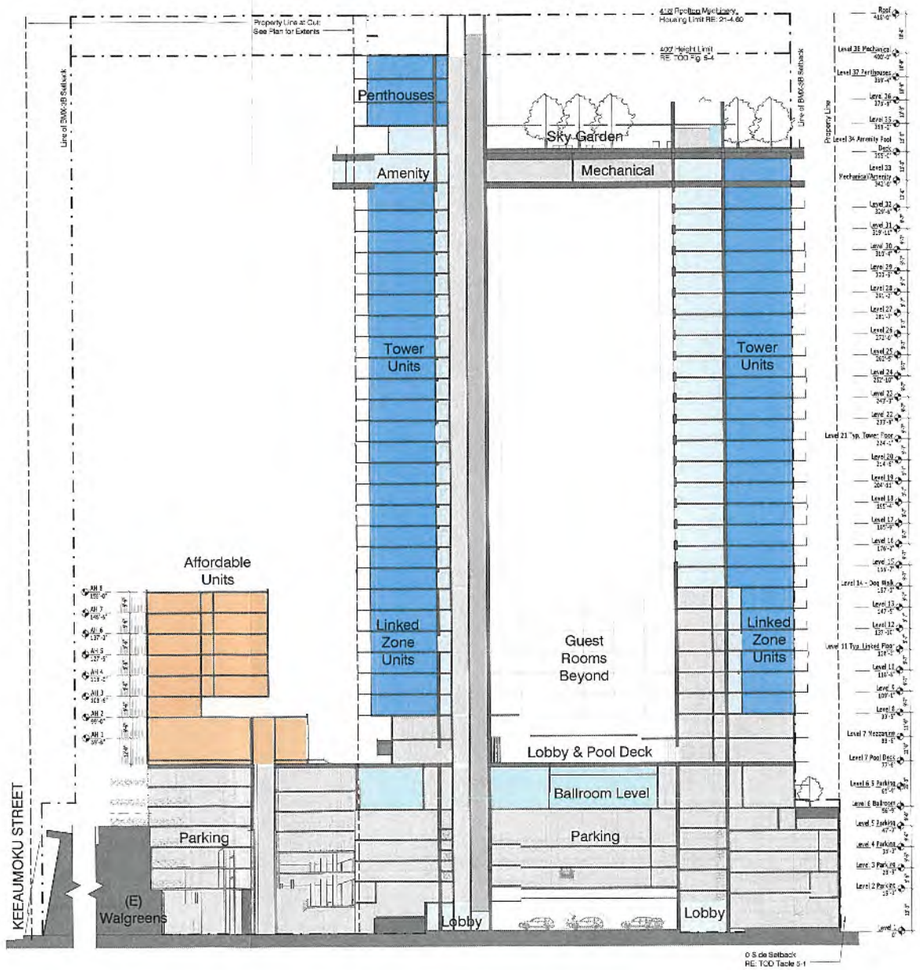
February 06, 2024

FIFTEEN HUNDRED KAPIOLANI

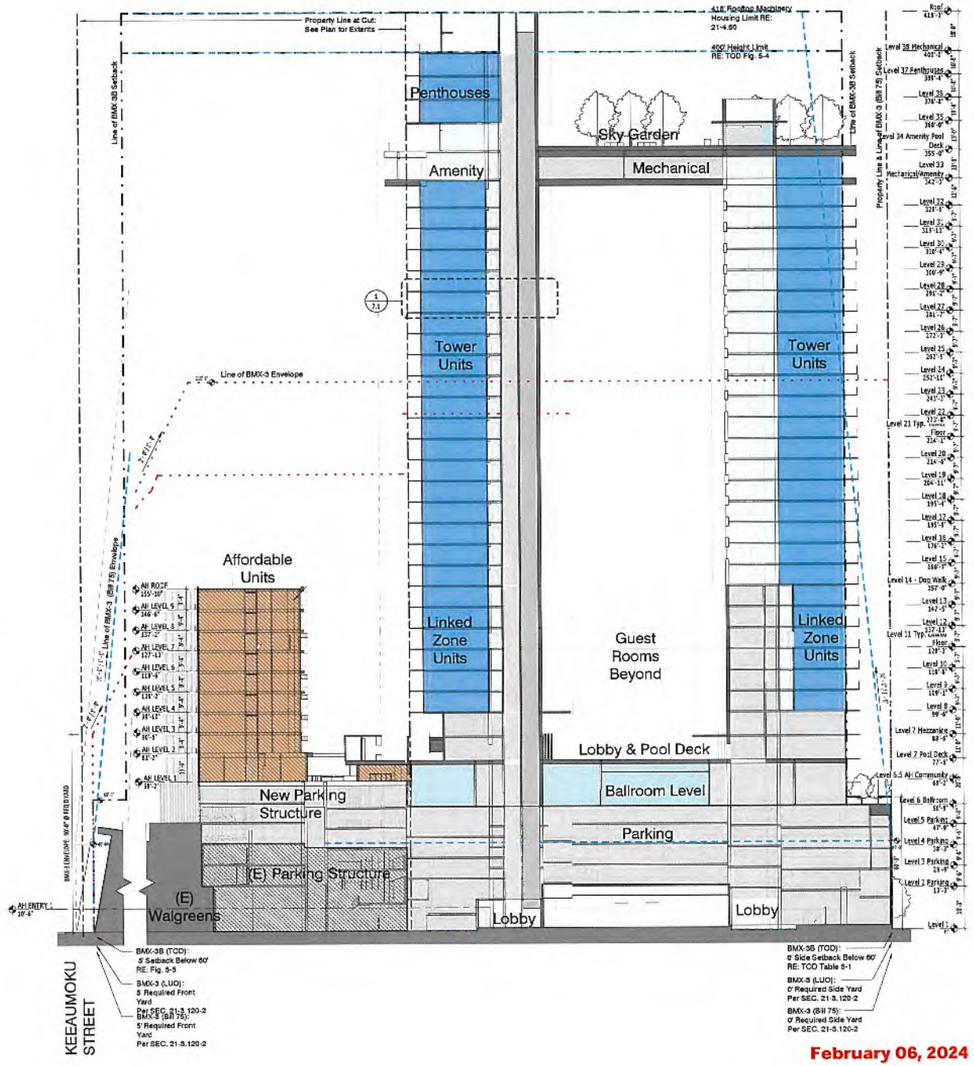
KAPIOLANI ELEVATION

workshop [au]
ahl.
MANA'OLANA

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



August 31, 2017



February 06, 2024

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

FIFTEEN HUNDRED KAPIOLANI

E/W SECTION

FIFTEEN HUNDRED KAPIOLANI

H O N O L U L U



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

~~3 APRIL 2017~~

REVISED FOR 110 AFFORDABLE HOUSING UNITS
06 FEBRUARY 2024

ahl.

[au] workshop

MANA`OLANA

TABLE OF CONTENTS

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

[au] workshop

ahl.

MANA`OLANA

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

FIFTEEN HUNDRED KAPIOLANI

EXHIBIT 4

Revised IPD-T Conceptual Plans



PROJECT LOCATION

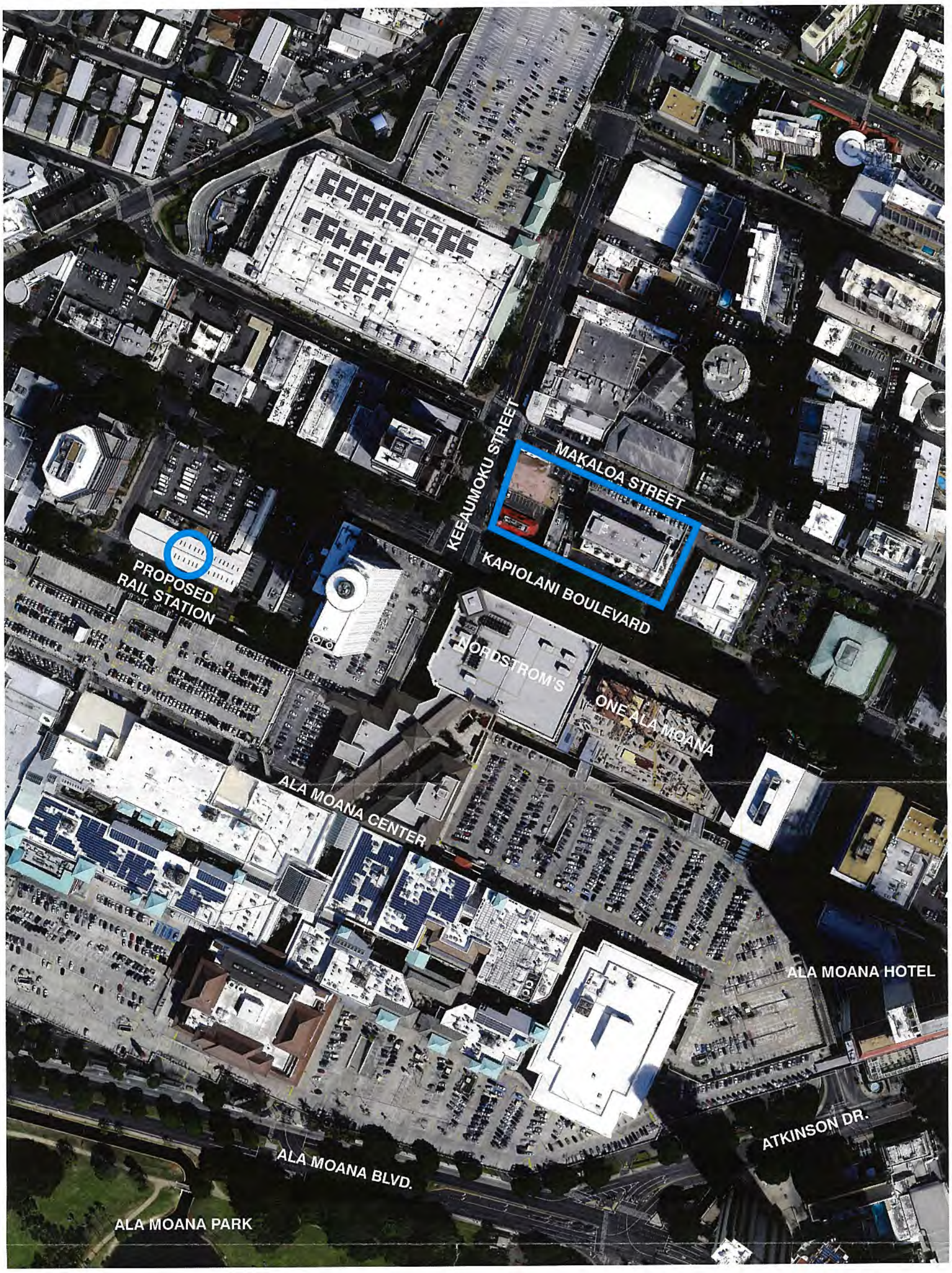
FIFTEEN HUNDRED KAPIOLANI

MANA'OLANA

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

NOT TO SCALE

PROJECT LOCATION





[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

N

FIFTEEN HUNDRED KAPIOLANI



VIEW, SOLAR, AND AXIS ANALYSIS

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.

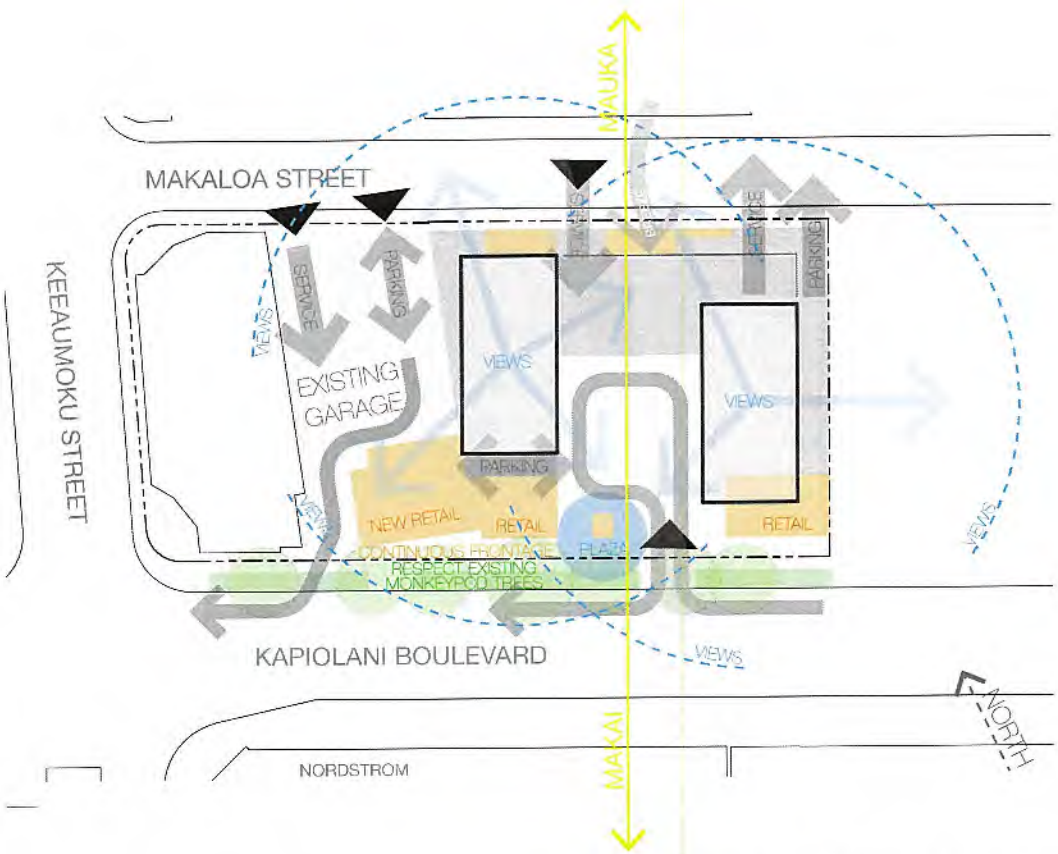
Provide enhanced streetscapes along the adjacent public streets.

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.

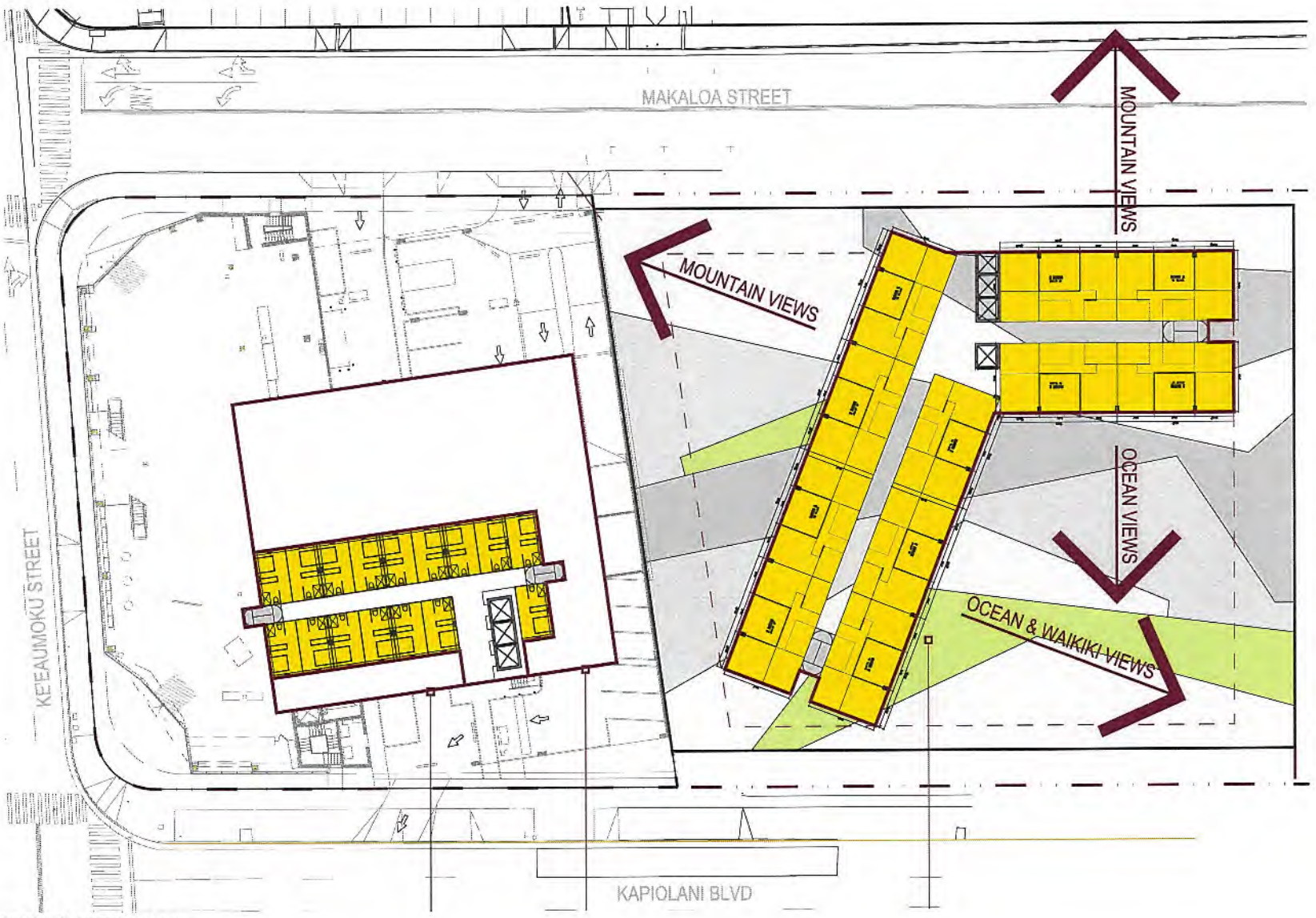
Locate service and parking access points as far away from intersections and located primarily on secondary streets

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



SITE OPPORTUNITIES DIAGRAM

PREVIOUS CONCEPTS



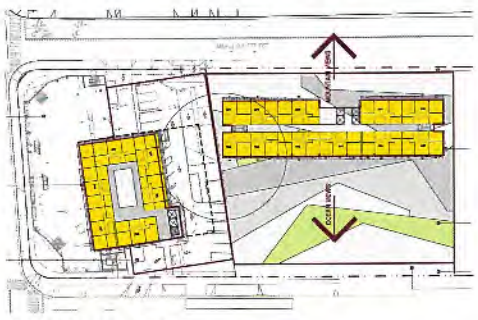
SEPTEMBER 2015

ISSUES AND OPPORTUNITIES ANALYSIS:

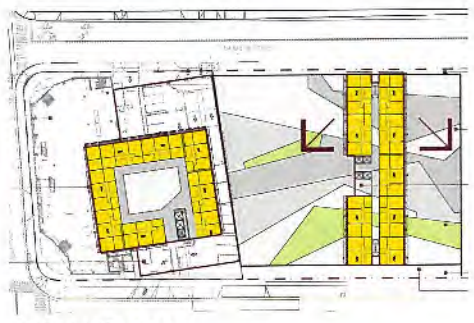
-Not oriented Mauka/Makai
-Obstructs views towards ocean
-Limited ventilation
-Few corner units
-Long Corridors
-Massing could be more iconic
-Does not optimize views from site for all units
-Straight bar schemes could be modified to better fit TOD goals while adding leasable square footage
-Limited open space / park area



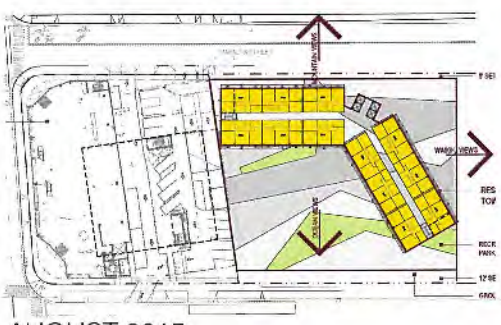
OCTOBER 2014



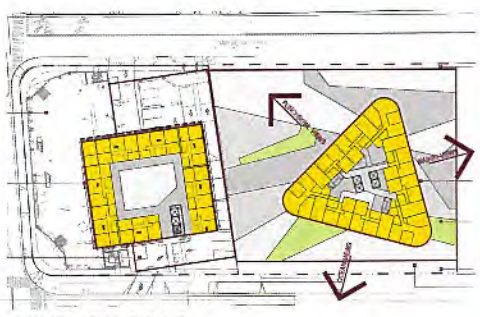
AUGUST 2015



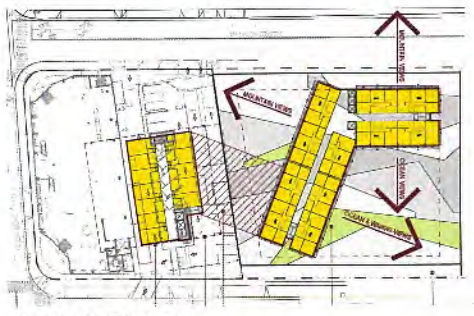
AUGUST 2015



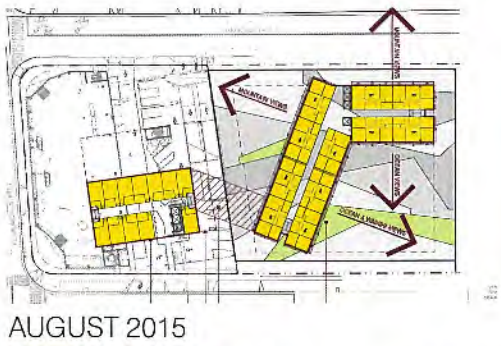
AUGUST 2015



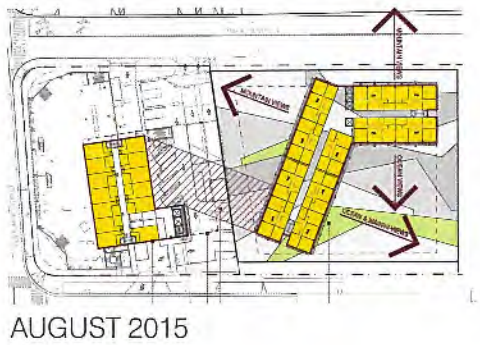
AUGUST 2015



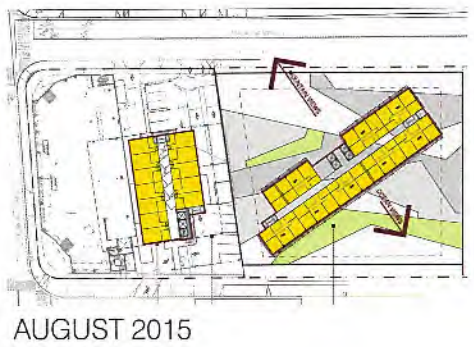
AUGUST 2015



AUGUST 2015



AUGUST 2015



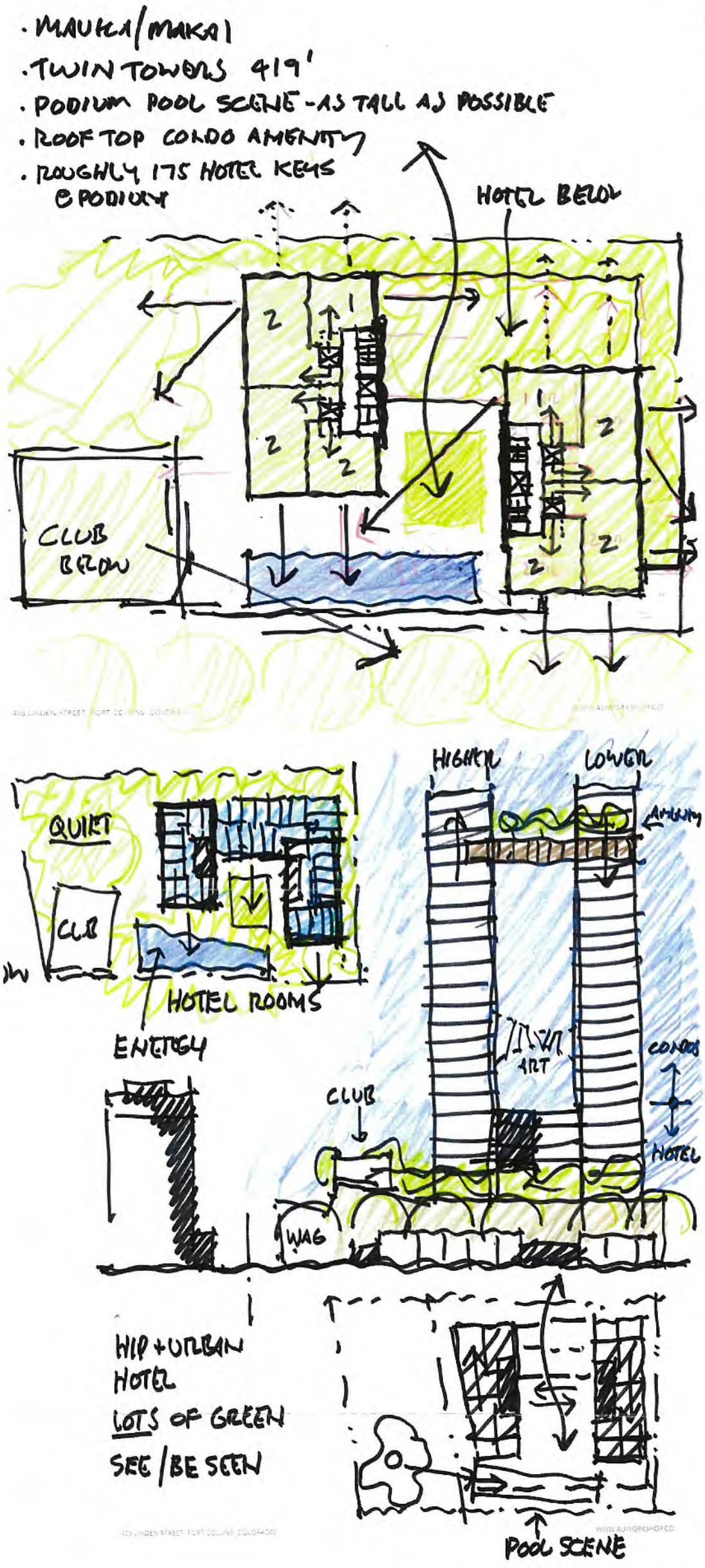
AUGUST 2015

[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

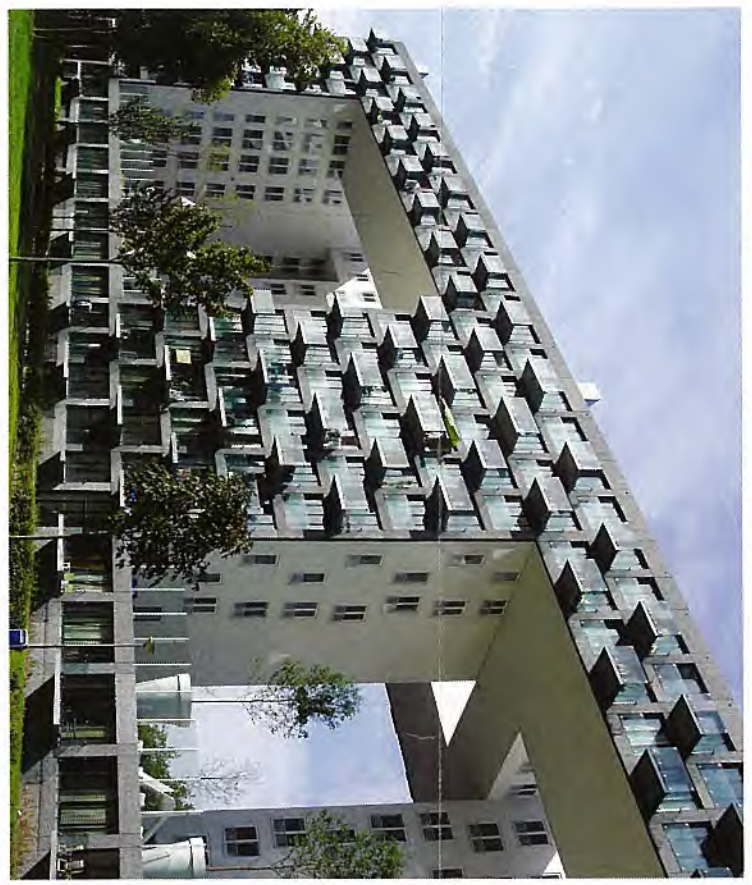
N

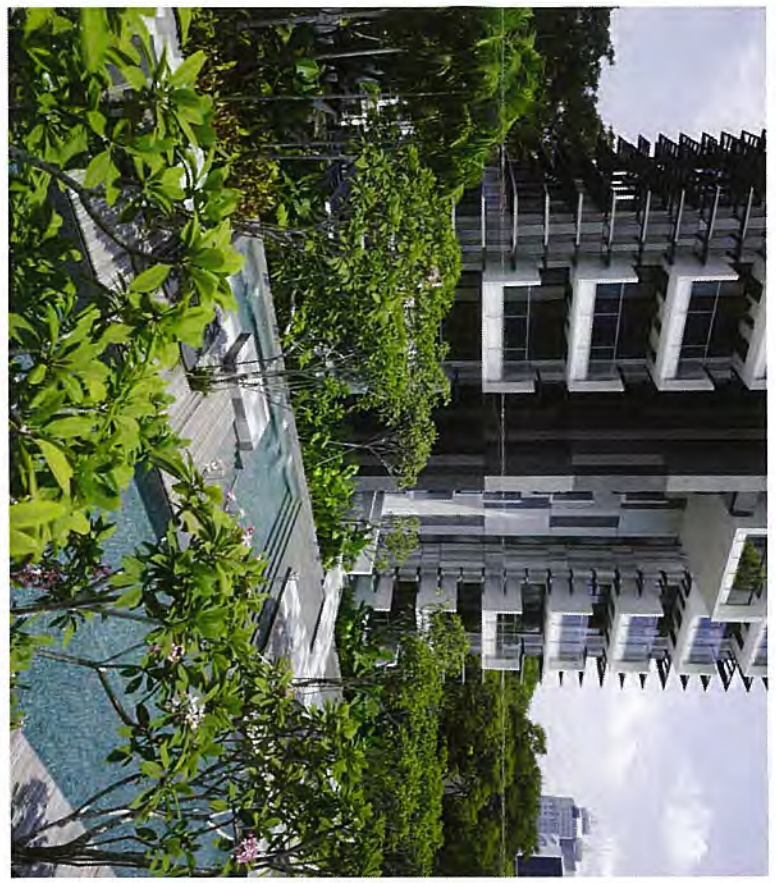
FIFTEEN HUNDRED KAPIOLANI



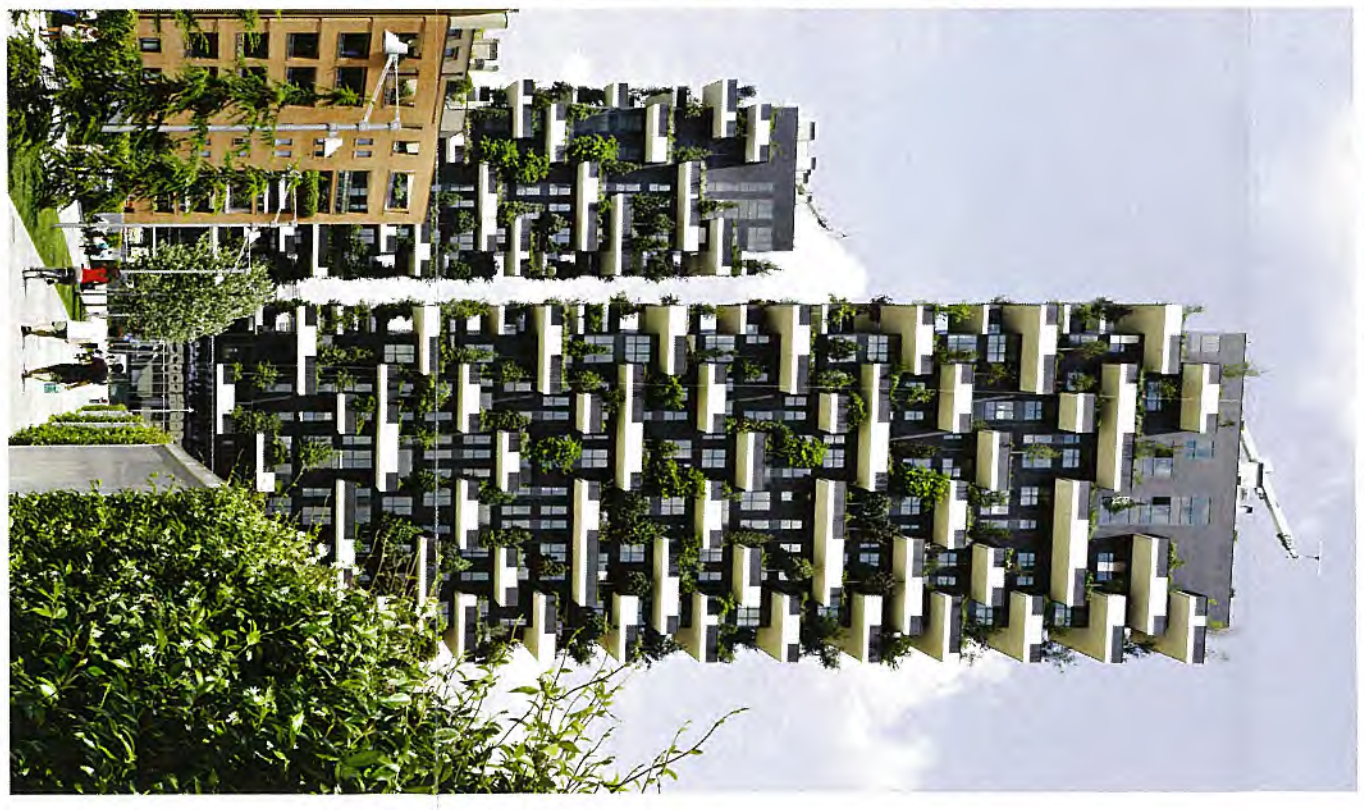
CONCEPT SUMMARY

- 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













TOWER INSPIRATION

FIFTEEN HUNDRED KAPIOLANI

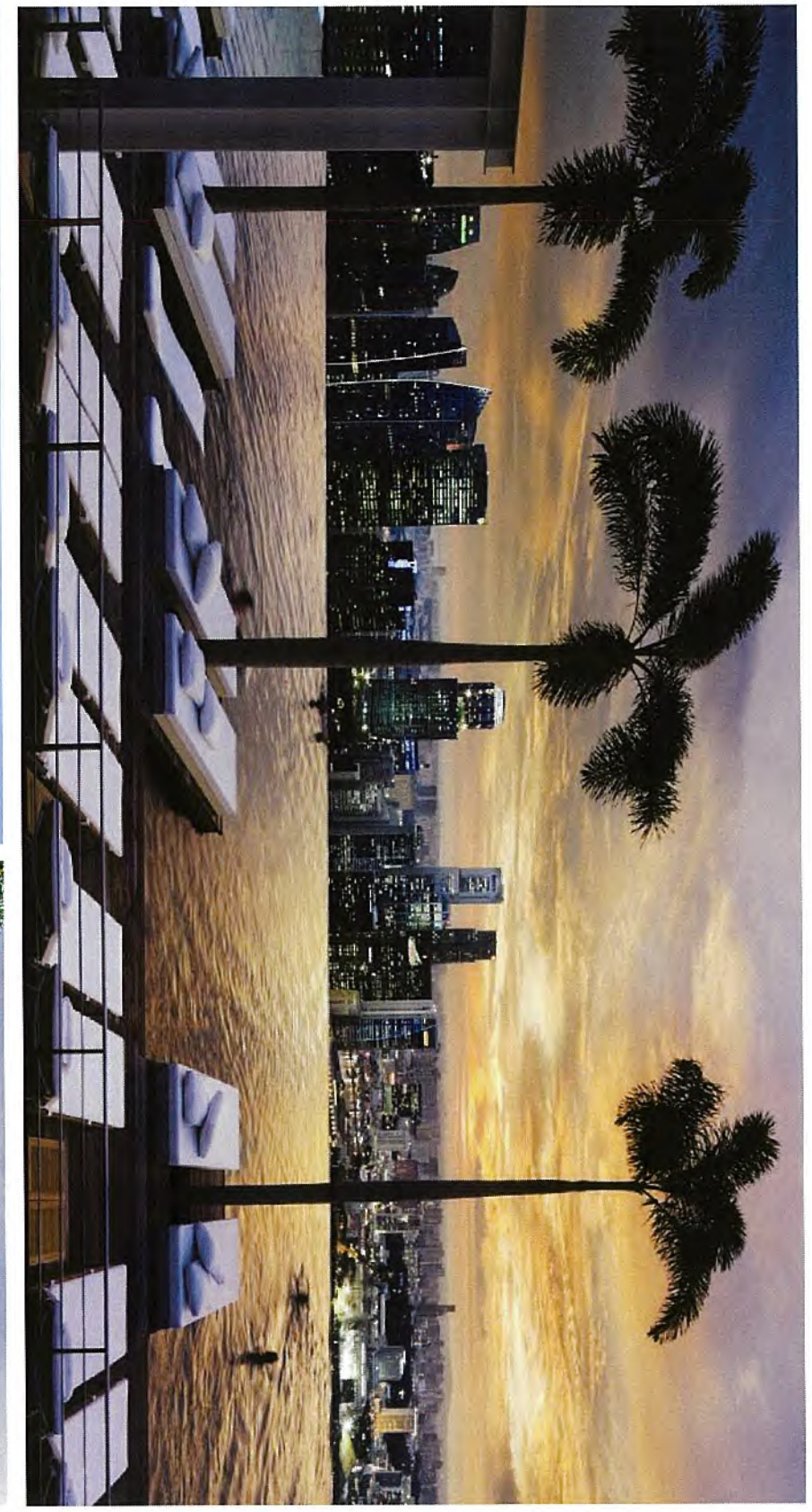
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

MANA'OLANA

ahl [au] workshop

RESIDENTIAL CHARACTER

ahl
[au] workshop
MANA OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017













[au] workshop

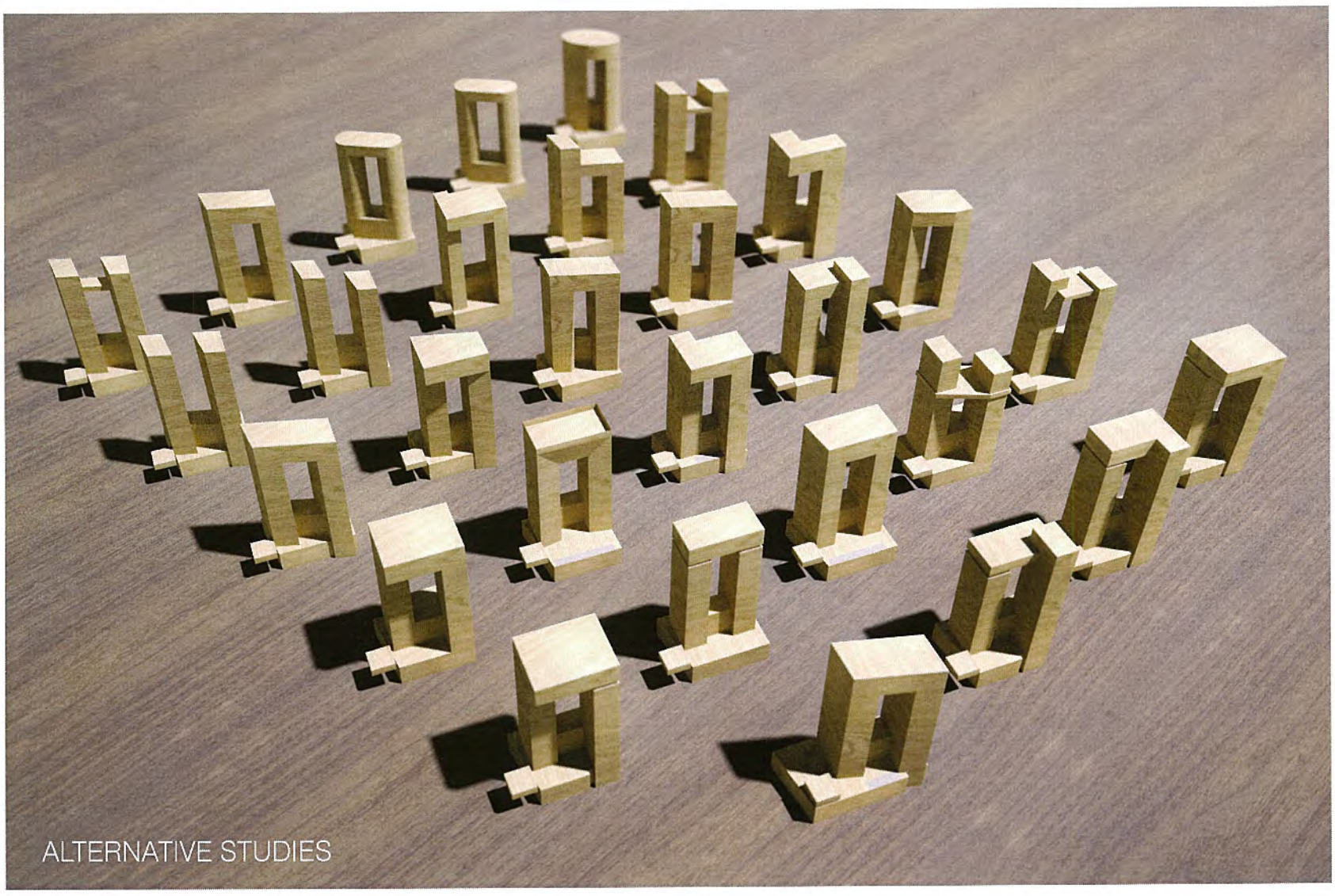
ahl.

MANA'OLANA

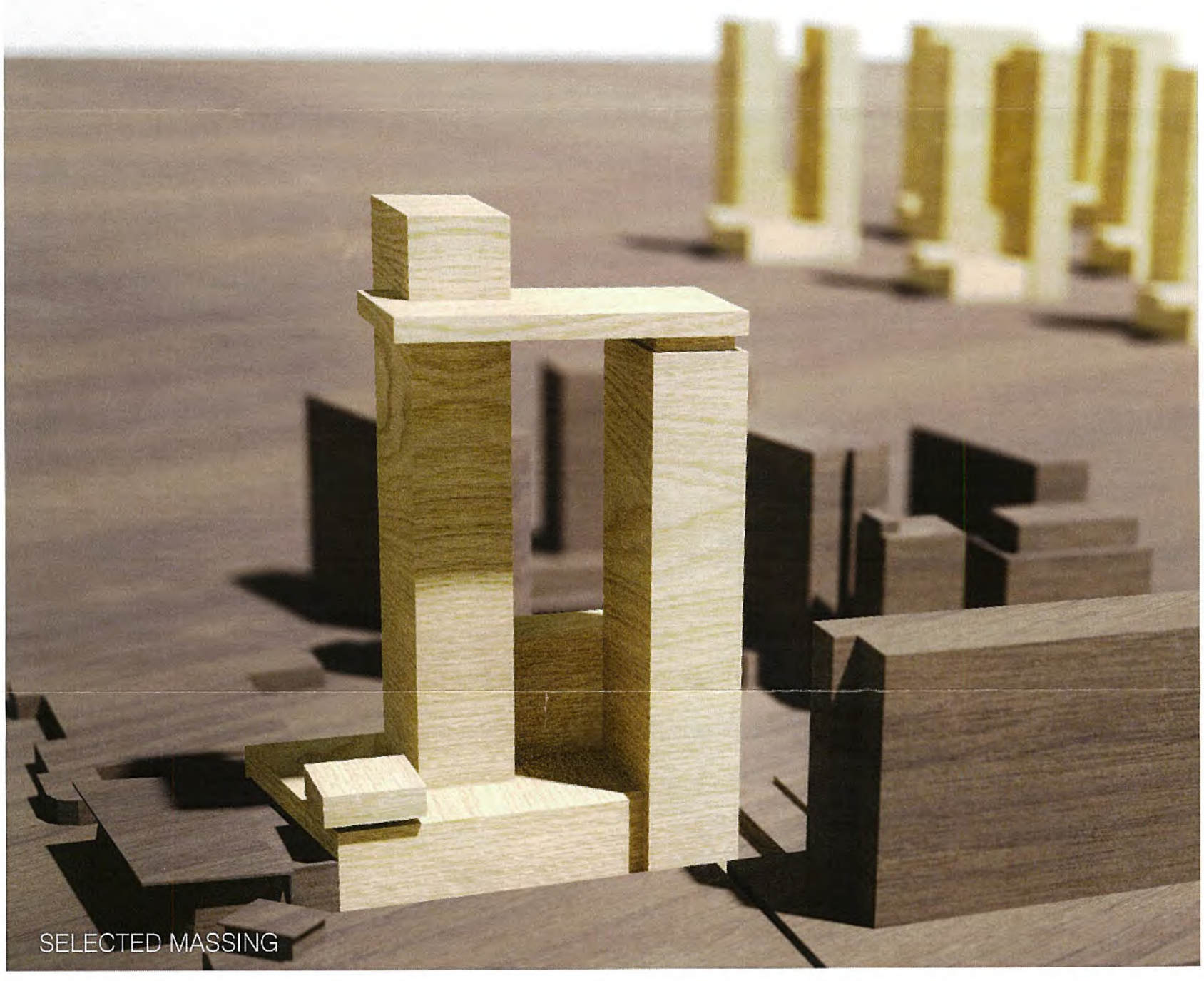
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

FIFTEEN HUNDRED KAPIOLANI

SKY GARDEN CONCEPTS



ALTERNATIVE STUDIES



SELECTED MASSING

[au] workshop

ahl.

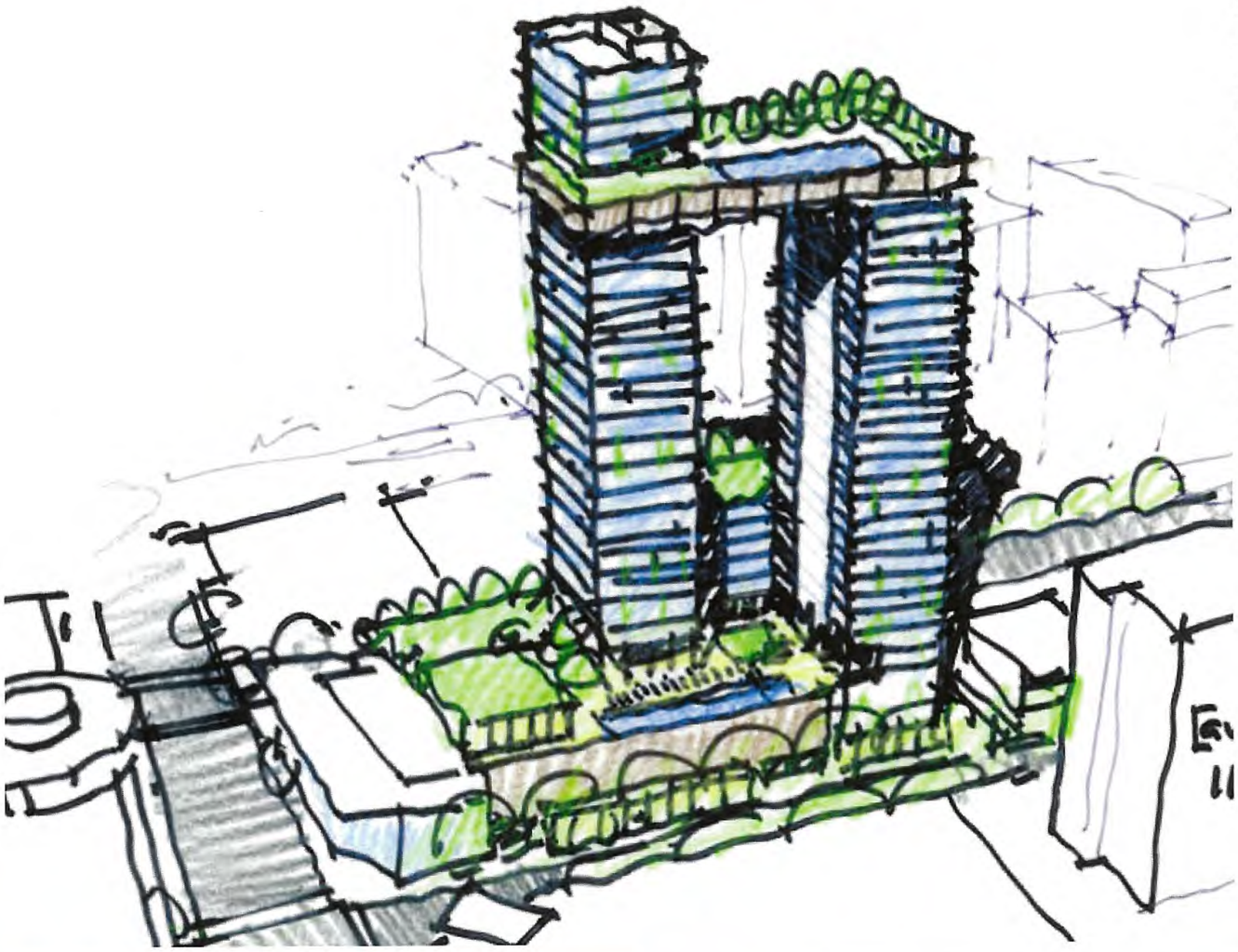
MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

MASSING STUDIES

FIFTEEN HUNDRED KAPIOLANI

MASSING DEVELOPMENT







[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017 NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

PROJECT INFORMATION

SITE

Includes the following:

TMK (1) 2-3-021:007	42,935 SF
TMK (1) 2-3-021:008	36,038 SF
TMK (1) 2-3-021:009	
TMK (1) 2-3-021:010	
Total Project Site Area:	78,973 SF

ZONING (PER DRAFT FINAL TOD PLAN - MARCH 2016)

Designation (per fig. 5-2)	BMX-3B Kapiolani Mixed Use
Maximum FAR (per fig. 5-3)	10.0
Maximum FAR SF (per fig. 5-4)	789,730 SF
Provided New FAR SF (see table)	690,197 SF
Existing Walgreens FAR SF	37,516 SF
Total Provided FAR SF	727,713 SF
Provided FAR	9.215
Maximum Height (per fig. 5-4)	400 ft*

*Plus allowable mechancial/overrides

LOADING SUMMARY

Loading Space Requirements*

		Applicable SF/DU	Floor Area Bracket	Loading Spaces Required
Category A:				
	Retail (Includes (E) Walgreens)	67,436 SF		
	Total	**67,436 SF**	40-000,-60,000	4
Category B:				
	Hotel	614,015 SF		
	Total	**614,015 SF**	50,001-100,000 + 1/100,000	8
Category D:				
	Multifamily Dwellings	116 DU		
	Total	**116 DU**	20-150	1

	Required	Provided
Total Loading Spaces	**13**	**13**
Walgreens		6
Heald College		7

* Per LUO Section 21-6.100

BICYCLE PARKING SUMMARY

Bicycle Parking Requirements*

Use Per Table 21-6.1	Applicable Area/Units	Parking Requirement (City)	Spaces Required
Existing Walgreens + Retail	49,782 SF	1/3200 SF	15.6
Eating and Drinking Establishments	9,650 SF	1/2400 SF	4.0
Dwellings, Multifamily (Leasable areas only)	79,770 SF	1/1600 SF	49.9
Meeting Facilities** (Assembly Area only)	6,696 SF 6,696 SF	1/150 SF	44.6
Hotel	444 Units	1/10 Units	44.4
Total			**Required** 158
		Total Provided	**158**

Per TOD Section 5.4.5 Bicycle Parking, Table 5-2: Proposed Bicycle Parking Ratios

** TOD Lists a ratio of 1/15 fixed seats. 10 sf/seat assumed.

LUO AREA SUMMARY

Row Labels	Values LUO SF / Level	GSF/ Level	Max of # of Sim. Levels	Total LUO SF All Sim. Levels	Total GSF All Sim. Levels
Level 1	**28,154 SF**	**45,758 SF**	2	**28,452 SF**	**46,057 SF**
Back of House	5,208 SF	5,208 SF	1	5,208 SF	5,208 SF
Circulation	4,505 SF	4,505 SF	2	4,628 SF	4,623 SF
Greenscape	0 SF	1,032 SF	1	0 SF	1,032 SF
Other Front of House	3,580 SF	3,580 SF	1	3,580 SF	3,580 SF
Parking	0 SF	14,456 SF	1	0 SF	14,456 SF
Retail	9,650 SF	9,650 SF	1	9,650 SF	9,650 SF
Walkway	3,788 SF	5,905 SF	1	3,788 SF	5,905 SF
Affordable - Circulation	181 SF	181 SF	2	361 SF	361 SF
Affordable Residence - Common	633 SF	633 SF	1	633 SF	633 SF
Restaurant	609 SF	609 SF	1	609 SF	609 SF
Level 2 Parking	**3,269 SF**	**38,190 SF**	1	**3,269 SF**	**38,190 SF**
Back of House	816 SF	938 SF	1	816 SF	938 SF
Circulation	1,309 SF	2,674 SF	1	1,309 SF	2,674 SF
Greenscape	0 SF	1,829 SF	1	0 SF	1,829 SF
Parking	0 SF	31,605 SF	1	0 SF	31,605 SF
Private Storage	1,144 SF	1,144 SF	1	1,144 SF	1,144 SF
Level 3 Parking	**5,238 SF**	**44,549 SF**	2	**10,476 SF**	**81,321 SF**
Back of House	912 SF	1,034 SF	2	1,825 SF	2,069 SF
Circulation	1,809 SF	3,442 SF	2	3,619 SF	6,671 SF
Other Front of House Terrace	0 SF	262 SF	2	0 SF	524 SF
Parking	0 SF	37,295 SF	2	0 SF	67,026 SF
Private Storage	2,516 SF	2,516 SF	2	5,033 SF	5,033 SF
Level 5 Parking	**5,482 SF**	**53,734 SF**	1	**5,482 SF**	**53,734 SF**
Back of House	0 SF	122 SF	1	0 SF	122 SF
Circulation	1,809 SF	3,229 SF	1	1,809 SF	3,229 SF
Other Front of House Terrace	0 SF	262 SF	1	0 SF	262 SF
Parking	0 SF	46,448 SF	1	0 SF	46,448 SF
Private Storage	3,673 SF	3,673 SF	1	3,673 SF	3,673 SF
Level 6 Ballroom	**30,220 SF**	**54,300 SF**	2	**30,220 SF**	**71,649 SF**
Back of House	12,638 SF	12,638 SF	1	12,638 SF	12,638 SF
Circulation	2,297 SF	2,297 SF	1	2,297 SF	2,297 SF
Greenscape	0 SF	4,797 SF	1	0 SF	4,797 SF
Meeting Area	14,949 SF	14,949 SF	1	14,949 SF	14,949 SF
Meeting Area Terrace	336 SF	777 SF	1	336 SF	777 SF
Parking	0 SF	17,350 SF	2	0 SF	34,699 SF
Walkway	0 SF	1,493 SF	1	0 SF	1,493 SF
Level 7 Pool Deck	**33,186 SF**	**40,467 SF**	1	**33,186 SF**	**40,467 SF**
Back of House	5,578 SF	5,679 SF	1	5,578 SF	5,679 SF
Circulation	2,240 SF	2,240 SF	1	2,240 SF	2,240 SF
Greenscape	295 SF	4,677 SF	1	295 SF	4,677 SF
Other Front of House	6,786 SF	6,786 SF	1	6,786 SF	6,786 SF
Other Front of House Terrace	0 SF	427 SF	1	0 SF	427 SF
Walkway	5,542 SF	5,960 SF	1	5,542 SF	5,960 SF
Water	0 SF	1,952 SF	1	0 SF	1,952 SF
Affordable - Circulation	1,331 SF	1,331 SF	1	1,331 SF	1,331 SF
Affordable Residence	5,791 SF	5,791 SF	1	5,791 SF	5,791 SF
Affordable Residence -BOH	60 SF	60 SF	1	60 SF	60 SF
Restaurant	2,113 SF	2,113 SF	1	2,113 SF	2,113 SF
Spa	3,451 SF	3,451 SF	1	3,451 SF	3,451 SF
Level 7 Mezzanine	**22,769 SF**	**23,992 SF**	1	**22,769 SF**	**23,992 SF**
Back of House	7,042 SF	7,042 SF	1	7,042 SF	7,042 SF
Circulation	2,339 SF	2,339 SF	1	2,339 SF	2,339 SF
Other Front of House	3,314 SF	3,314 SF	1	3,314 SF	3,314 SF
Other Front of House Terrace	0 SF	1,223 SF	1	0 SF	1,223 SF
Walkway	100 SF	100 SF	1	100 SF	100 SF
Affordable - Circulation	1,331 SF	1,331 SF	1	1,331 SF	1,331 SF
Affordable Residence	5,814 SF	5,814 SF	1	5,814 SF	5,814 SF
Affordable Residence -BOH	60 SF	60 SF	1	60 SF	60 SF
Spa	2,770 SF	2,770 SF	1	2,770 SF	2,770 SF
Level 11 Typ. Linked Floor	**29,936 SF**	**29,936 SF**	6	**179,616 SF**	**179,616 SF**
Back of House	1,015 SF	1,015 SF	6	6,090 SF	6,090 SF
Circulation	3,901 SF	3,901 SF	6	23,406 SF	23,406 SF
Affordable - Circulation	1,331 SF	1,331 SF	6	7,983 SF	7,983 SF
Affordable Residence	5,818 SF	5,818 SF	6	34,906 SF	34,906 SF
Affordable Residence -BOH	60 SF	60 SF	6	359 SF	359 SF
Private Storage	192 SF	192 SF	6	1,152 SF	1,152 SF
Condo/Hotel Terrace	3,706 SF	3,706 SF	6	22,236 SF	22,236 SF
Condo/Hotel Unit	13,914 SF	13,914 SF	6	83,485 SF	83,485 SF
Level 14 - Dog Walk	**17,135 SF**	**21,524 SF**	1	**17,135 SF**	**21,524 SF**
Back of House	173 SF	173 SF	1	173 SF	173 SF
Circulation	3,644 SF	3,644 SF	1	3,644 SF	3,644 SF
Greenscape	0 SF	4,389 SF	1	0 SF	4,389 SF
Walkway	1,254 SF	1,254 SF	1	1,254 SF	1,254 SF
Condo/Hotel Terrace	2,437 SF	2,437 SF	1	2,437 SF	2,437 SF
Condo/Hotel Unit	9,626 SF	9,626 SF	1	9,626 SF	9,626 SF
Level 21 Typ. Tower Floor	**16,009 SF**	**16,009 SF**	18	**288,168 SF**	**288,168 SF**
Back of House	180 SF	180 SF	18	3,232 SF	3,232 SF
Circulation	2,648 SF	2,648 SF	18	47,660 SF	47,660 SF
Residence	10,926 SF	10,926 SF	18	196,664 SF	196,664 SF
Residence Terrace	2,256 SF	2,256 SF	18	40,613 SF	40,613 SF
Level 33 Mechanical/Amenity	**28,940 SF**	**28,940 SF**	1	**28,940 SF**	**28,940 SF**
Back of House	10,825 SF	10,825 SF	1	10,825 SF	10,825 SF
Circulation	3,616 SF	3,616 SF	1	3,616 SF	3,616 SF
Greenscape	411 SF	411 SF	1	411 SF	411 SF
Residence	5,368 SF	5,368 SF	1	5,368 SF	5,368 SF
Residence Terrace	1,269 SF	1,269 SF	1	1,269 SF	1,269 SF
Restaurant	7,451 SF	7,451 SF	1	7,451 SF	7,451 SF
Level 34 Amenity Pool Deck	**8,599 SF**	**28,673 SF**	1	**8,599 SF**	**28,673 SF**
Back of House	463 SF	463 SF	1	463 SF	463 SF
Circulation	1,477 SF	1,477 SF	1	1,477 SF	1,477 SF
Greenscape	0 SF	6,068 SF	1	0 SF	6,068 SF
Other Front of House	2,146 SF	2,146 SF	1	2,146 SF	2,146 SF
Residence	1,795 SF	1,795 SF	1	1,795 SF	1,795 SF
Residence Terrace	410 SF	410 SF	1	410 SF	410 SF
Walkway	2,310 SF	13,505 SF	1	2,310 SF	13,505 SF
Water	0 SF	2,811 SF	1	0 SF	2,811 SF
Level 37 Penthouses	**8,212 SF**	**10,230 SF**	3	**24,636 SF**	**26,654 SF**
Back of House	90 SF	2,109 SF	3	271 SF	2,290 SF
Circulation	1,329 SF	1,329 SF	3	3,988 SF	3,988 SF
Residence Terrace	1,348 SF	1,348 SF	3	4,044 SF	4,044 SF
Residences	5,444 SF	5,444 SF	3	16,332 SF	16,332 SF
Level 38 Mechanical	**1,011 SF**	**7,118 SF**	2	**1,081 SF**	**7,188 SF**
Back of House	0 SF	1,278 SF	1	0 SF	1,278 SF
Circulation	941 SF	941 SF	1	941 SF	941 SF
Nightclub	70 SF	70 SF	2	140 SF	140 SF
Residence Terrace	0 SF	4,829 SF	1	0 SF	4,829 SF
Roof	**0 SF**	**1,361 SF**	1	**0 SF**	**1,361 SF**
Circulation	0 SF	191 SF	1	0 SF	191 SF
Walkway	0 SF	1,170 SF	1	0 SF	1,170 SF
Level 6.5 AH Community	**8,167 SF**	**8,167 SF**	1	**8,167 SF**	**8,167 SF**
Affordable - Circulation	1,481 SF	1,481 SF	1	1,481 SF	1,481 SF
Affordable Residence	4,093 SF	4,093 SF	1	4,093 SF	4,093 SF
Affordable Residence - Common	2,076 SF	2,076 SF	1	2,076 SF	2,076 SF
Affordable Residence -BOH	43 SF	43 SF	1	43 SF	43 SF
Affordable Residence - Terrace	473 SF	473 SF	1	473 SF	473 SF
Grand Total				**690,197 SF**	**945,701 SF**

PARKING REQUIRED (PER LUO TABLE 26.1)

Parking Requirements: City

Use Per Table 21-6.1	Applicable Area/Units	Parking Requirement (City)	Spaces Required	50% TOD Reduction*
Existing Walgreens	37,516 SF	1/ 400 SF	93.8	** 94.0
Retail/Restaurant	18,980 SF	1/ 400 SF	47.5	23.7
Dwellings, Multifamily				
Small Units (Units < 600 SF)	109 Units	1.0 Spaces/Unit	109.0	54.5
Medium Units (600 SF < Units < 800 SF	1 Units	1.5 Spaces/Unit	1.5	0.8
Large Units (Units > 800 SF)	6 Units	2.0 Spaces/Unit	12.0	6.0
Visitor	116 Units Total	0.1 Spaces/Unit	11.6	5.8
Meeting Facilities (assembly area only)	6,696 SF	1/ 75 SF	89.3	44.6
Hotel (Dwelling Units)	444 Units	1/1 Units	444.0	222.0
Total				**Required** 451.0
		***(incl. up to 34 compact)		
		Provided Standard Stalls		397
		Provided Compact Stalls		90
		Total Provided		487

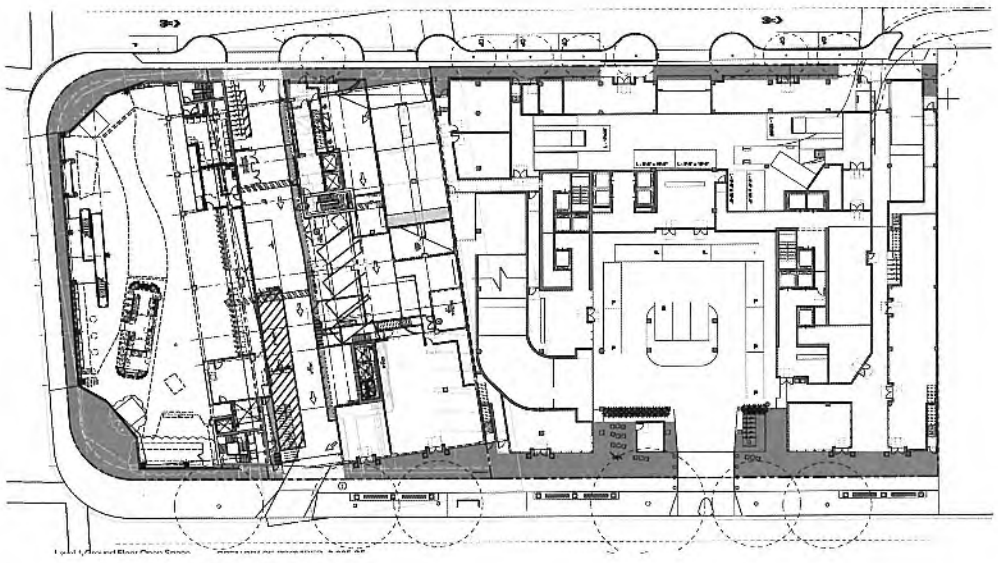
*Ala Moana TOD Plan Public Review Draft (July 2014), 5.4.2, recommends that existing parking requirements in LUO be reduced by at least 50%.

**Per Parking Agreement with Lessee

***SEC 21-6.30(d) states that 50% of Residential parking spaces may be compact (7'-6" x 16'-0")

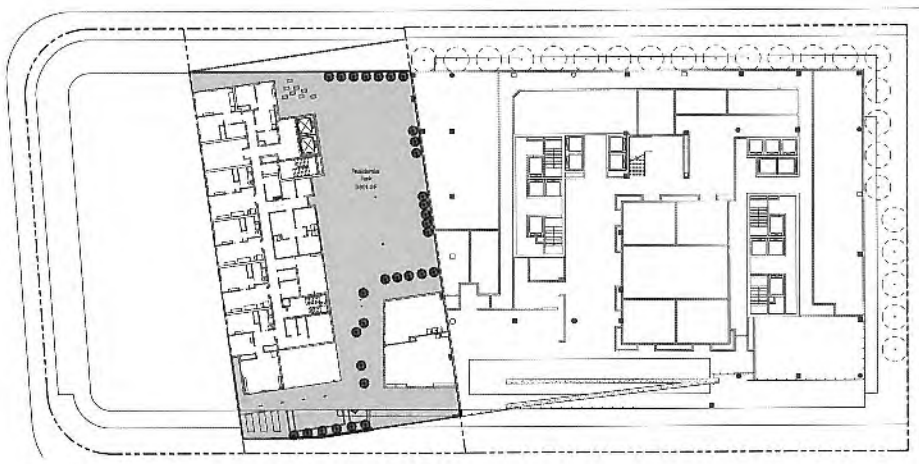
[au] workshop ahl. MANA`OLANA

PARK SPACE ANALYSIS



Level 1 Ground Floor Open Space
1" = 40'-0"

GROUND FLOOR OPEN SPACE
PROVIDED: 8,380 SF



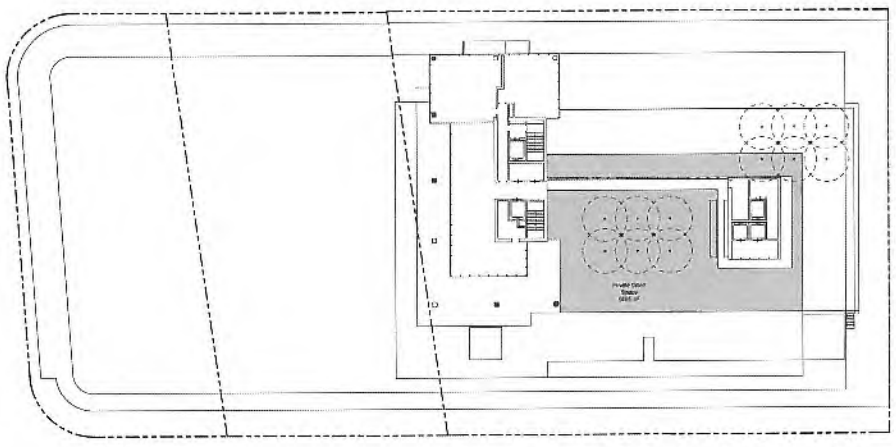
Park Space - Level 6.5
1" = 40'-0"

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(c)(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



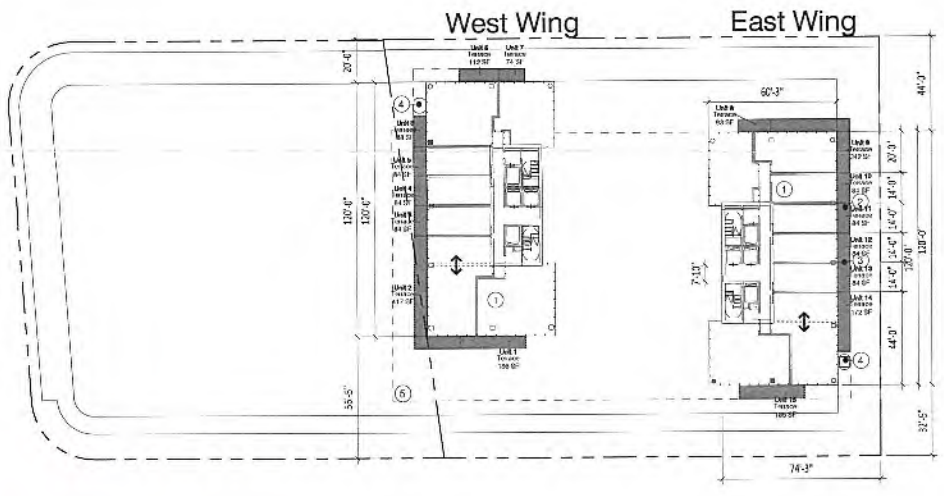
Park Space - Level 34
1" = 40'-0"

AMENITY SPACE SUMMARY

Amenity Space Required		
	Civic and Social Services	Commercial and Business Services
Civic and Social Services		
Meeting Facilities	6,696 SF	
Business		
Existing Walgreens (Retail)		37,516 SF
New Retail		9,330 SF
Eating and Drinking Establishments		9,650 SF
Amenity Space Requirement Rate*	2.5%	5.0%
Total Applicable SF	6,696 SF	56,496 SF
Total SF Required	167.4 SF	2,824.8 SF
Total Amenity Space Req'd		2,992 SF

*Per Ala Moana Neighborhood TOD Draft Final Plan, March 2016, Table 5-3

Amenity Space Provided	
Classification	Area
Balconies (2 Typical Levels)	4,510 SF
Total Provided	4,510 SF



Amenity Space Plan - Typcial Tower Level
1" = 40'-0"

[au] workshop

ahl.

MANA OLANA

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

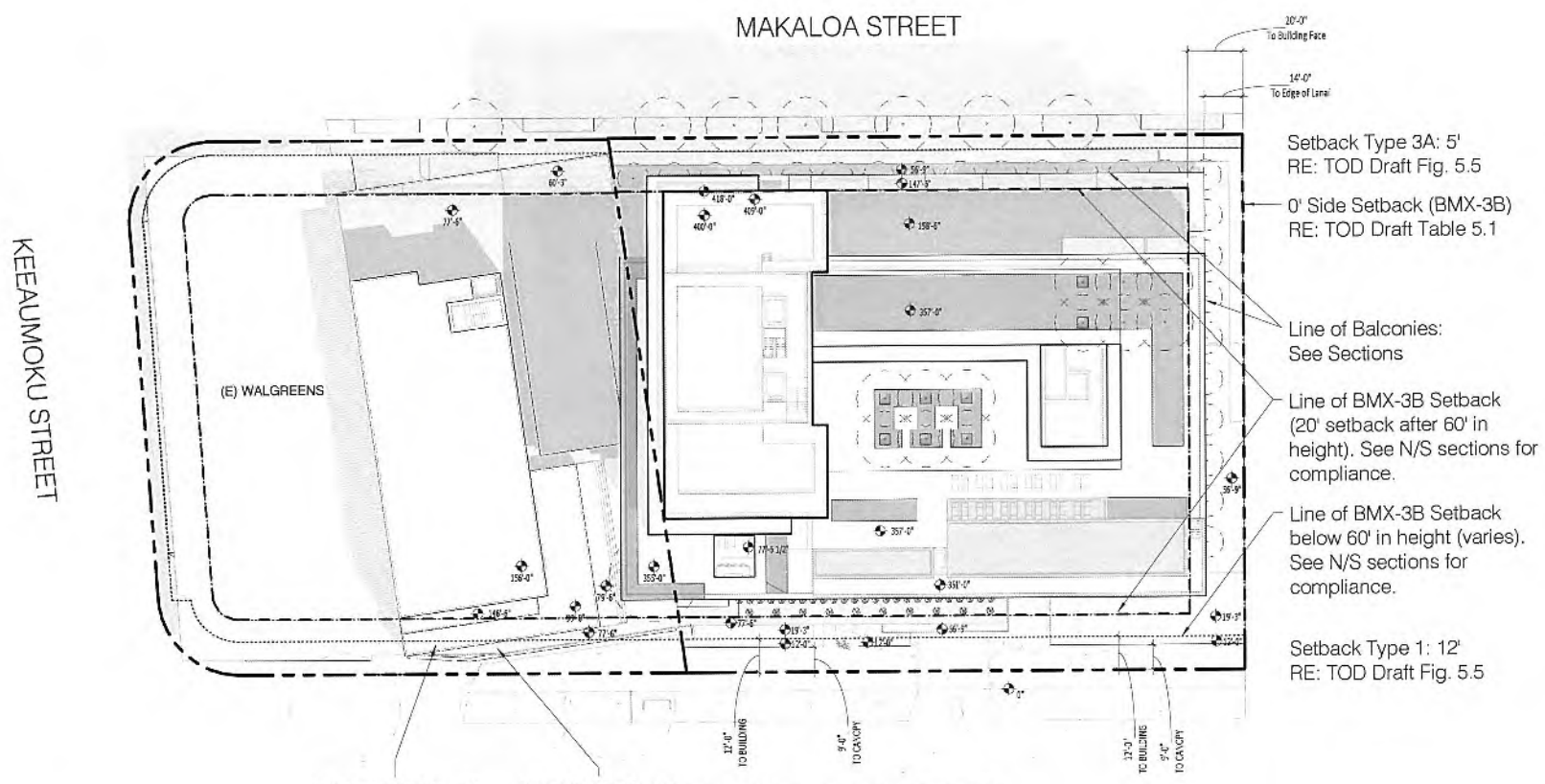
0 20' 40' 80'
SCALE: 1" = 40'-0"

FIFTEEN HUNDRED KAPIOLANI

DEMOLITION PLAN & SETBACK ANALYSIS



Demo Plan



Site Setback Analysis

[au] workshop

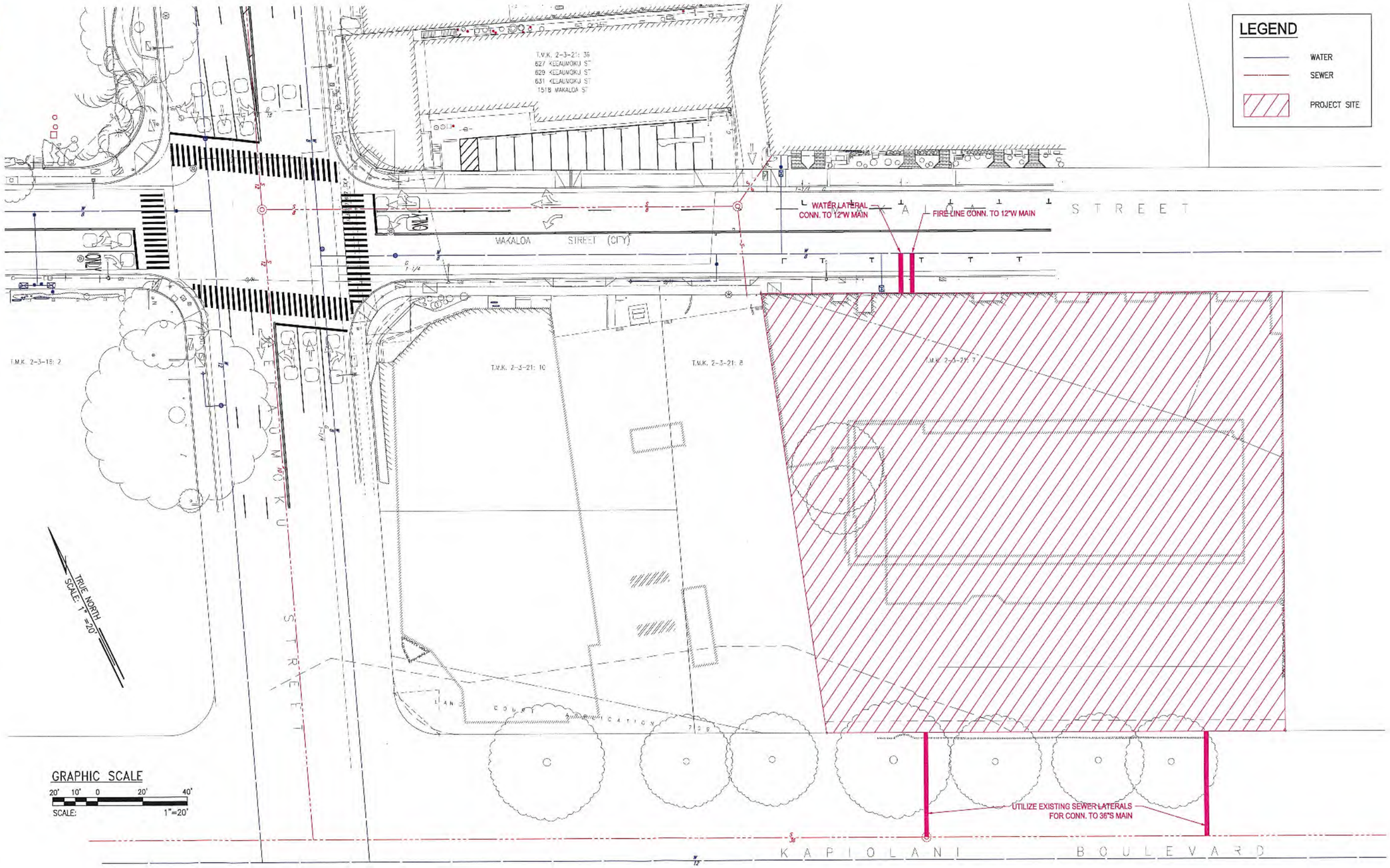
ahl.

MANA`OLANA

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

0' 15' 30' 60'
SCALE: 1" = 30'-0"

FIFTEEN HUNDRED KAPIOLANI

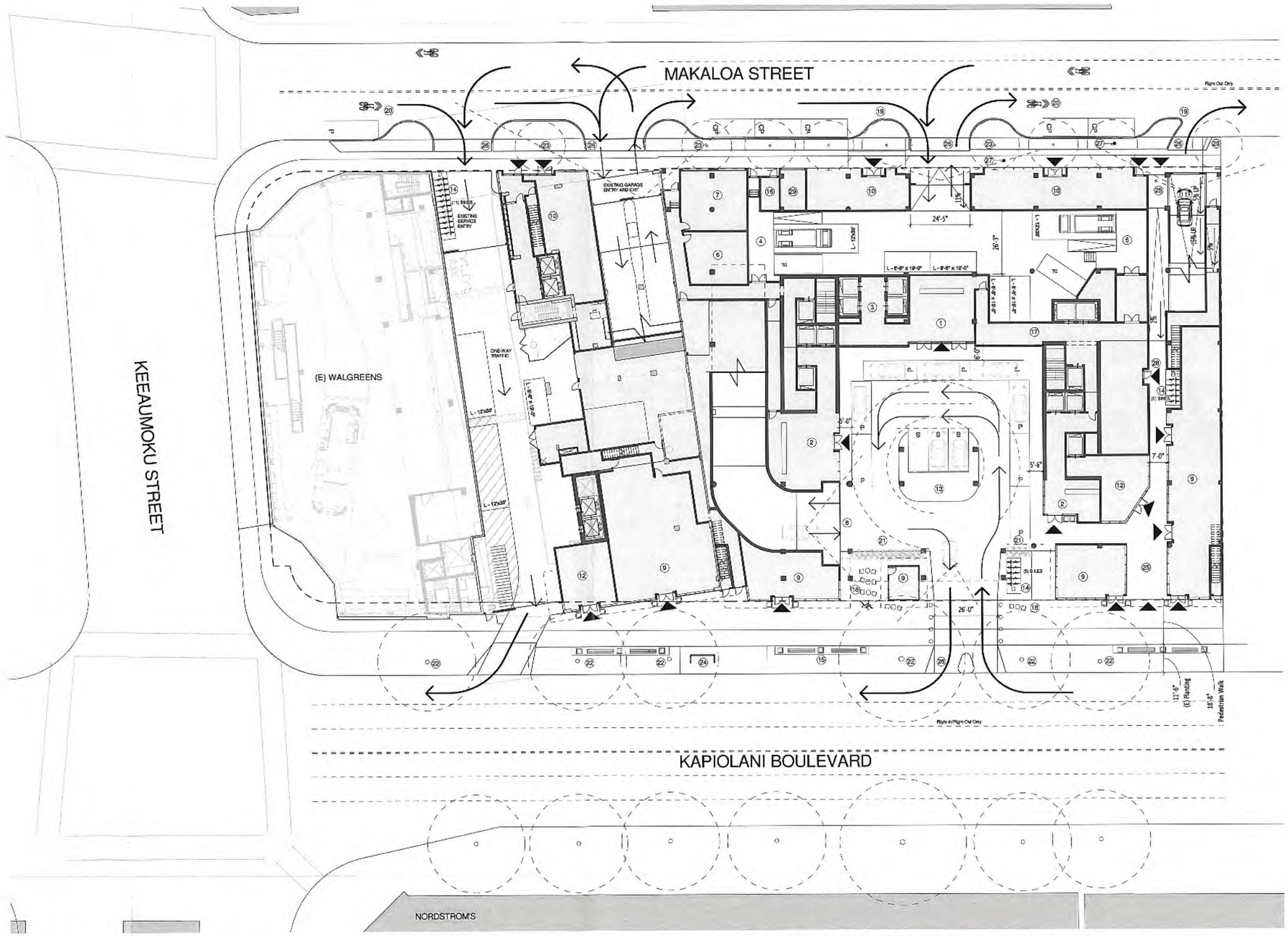


MANA'OLANA

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

FIFTEEN HUNDRED KAPIOLANI

UTILITY PLAN



Site Plan
1" = 20'-0"

FIFTEEN HUNDRED KAPIOLANI

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

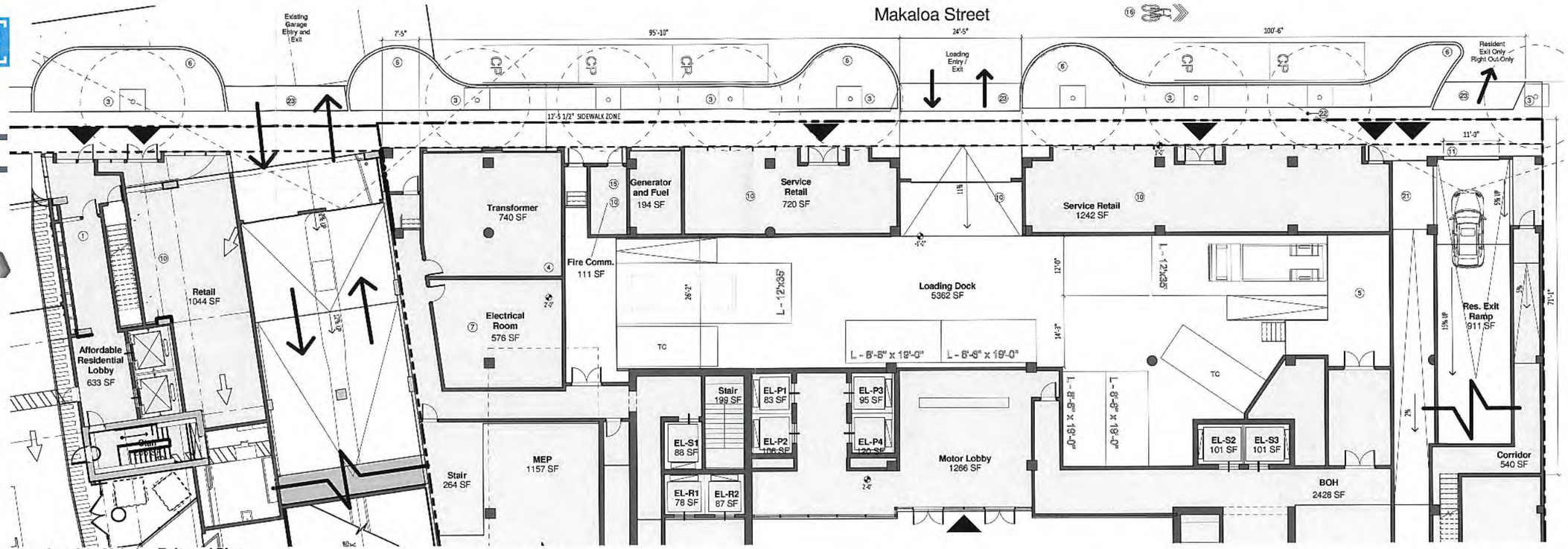
1. HOTEL ENTRY
2. RESIDENTIAL LOBBY
3. ELEVATORS TO LOBBY LEVEL
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. ELECTRICAL ROOM
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. ELECTRONICALLY CONTROLLED GATE: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BICYCLE PARKING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

SITE PLAN

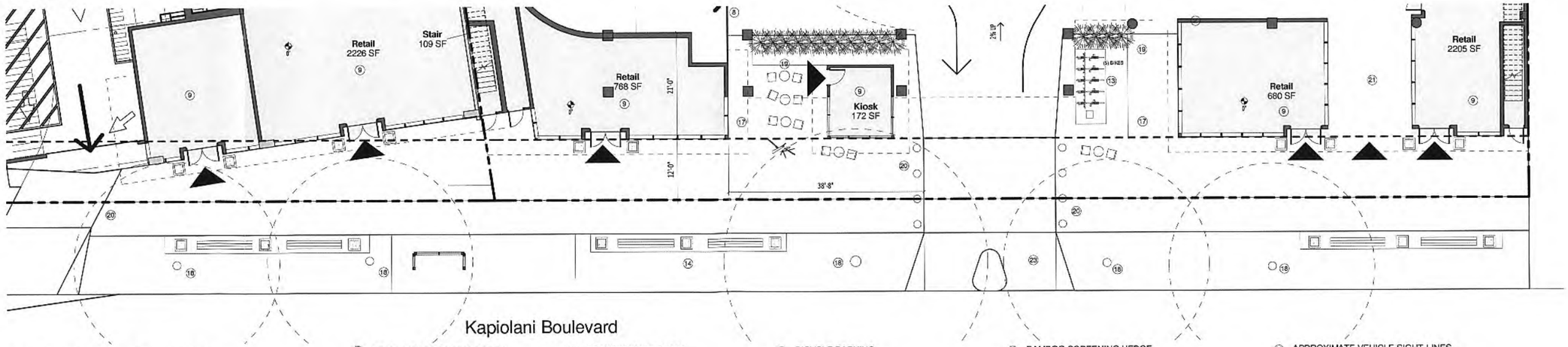
ahl
[au] workshop
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021



Level 1 - Makaloa Enlarged Plan
1" = 10'-0"



Level 1 - Kapiolani Enlarged Plan
1" = 10'-0"

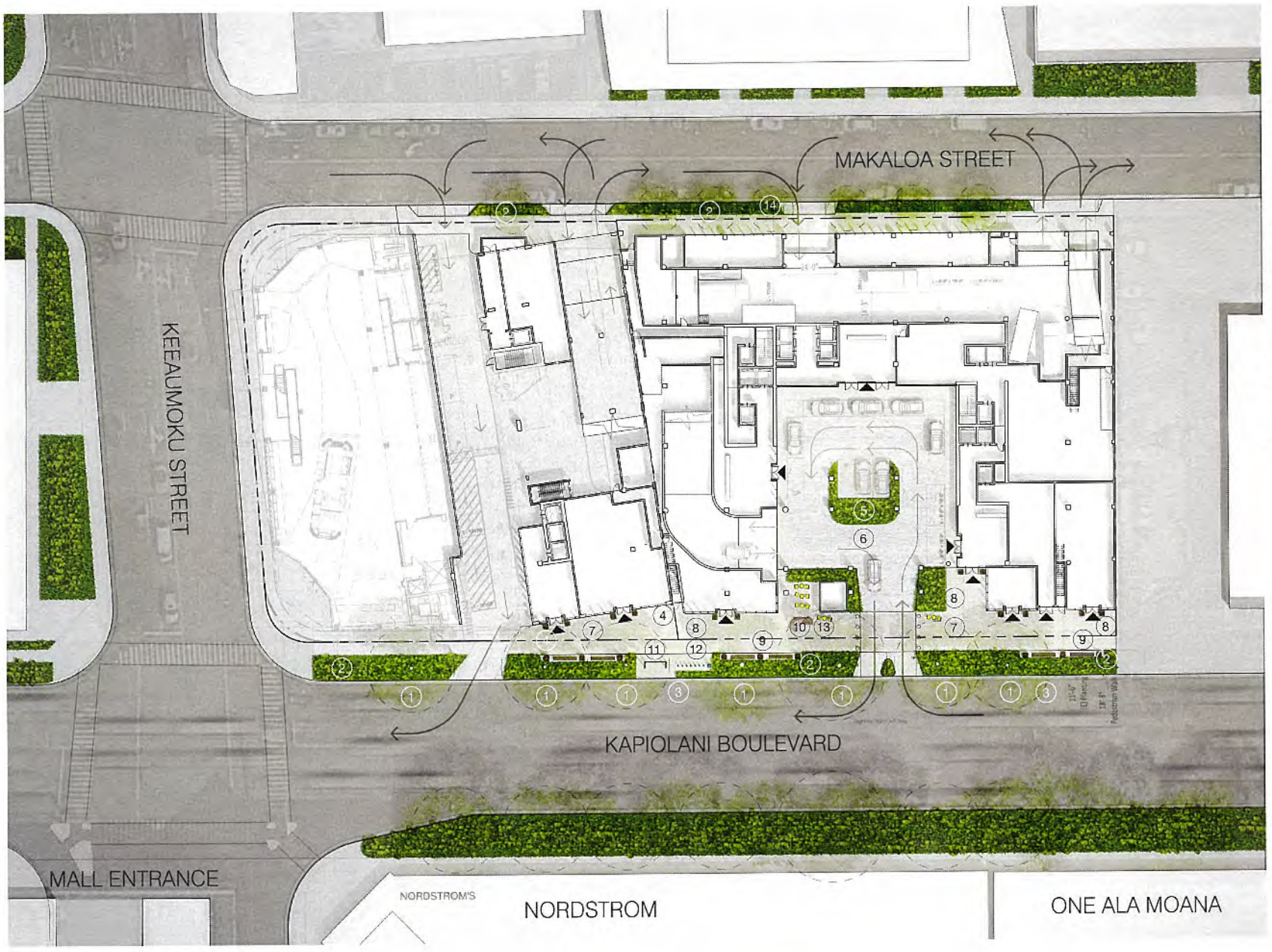
1. AFFORDABLE HOUSING LOBBY
2. RESIDENTIAL LOBBY
3. NEW STREET TREES PER STANDARD
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. BULB-OUTS AROUND EXISTING STREET PARKING
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. RESIDENT EXIT ONLY: SEE SITE PLAN
12. RESTAURANT LOBBY
13. BICYCLE PARKING
14. PEDESTRIAN BENCHES
15. FIRE CONTROL ROOM
16. NEW BIKE "SHARROWS"
17. PUBLIC PLAZA/PARKLET
18. EXISTING MONKEY POD TREES TO REMAIN
19. BAMBOO SCREENING HEDGE
20. AT-GRADE SIDEWALK EXPANSION WITH SAME MATERIALS; CONTINUES ACROSS DRIVEWAY
21. NEW, SAFE, WELL-LIT, PAVED PEDESTRIAN PATHWAY
22. APPROXIMATE VEHICLE SIGHT-LINES
23. APRON

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS

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.

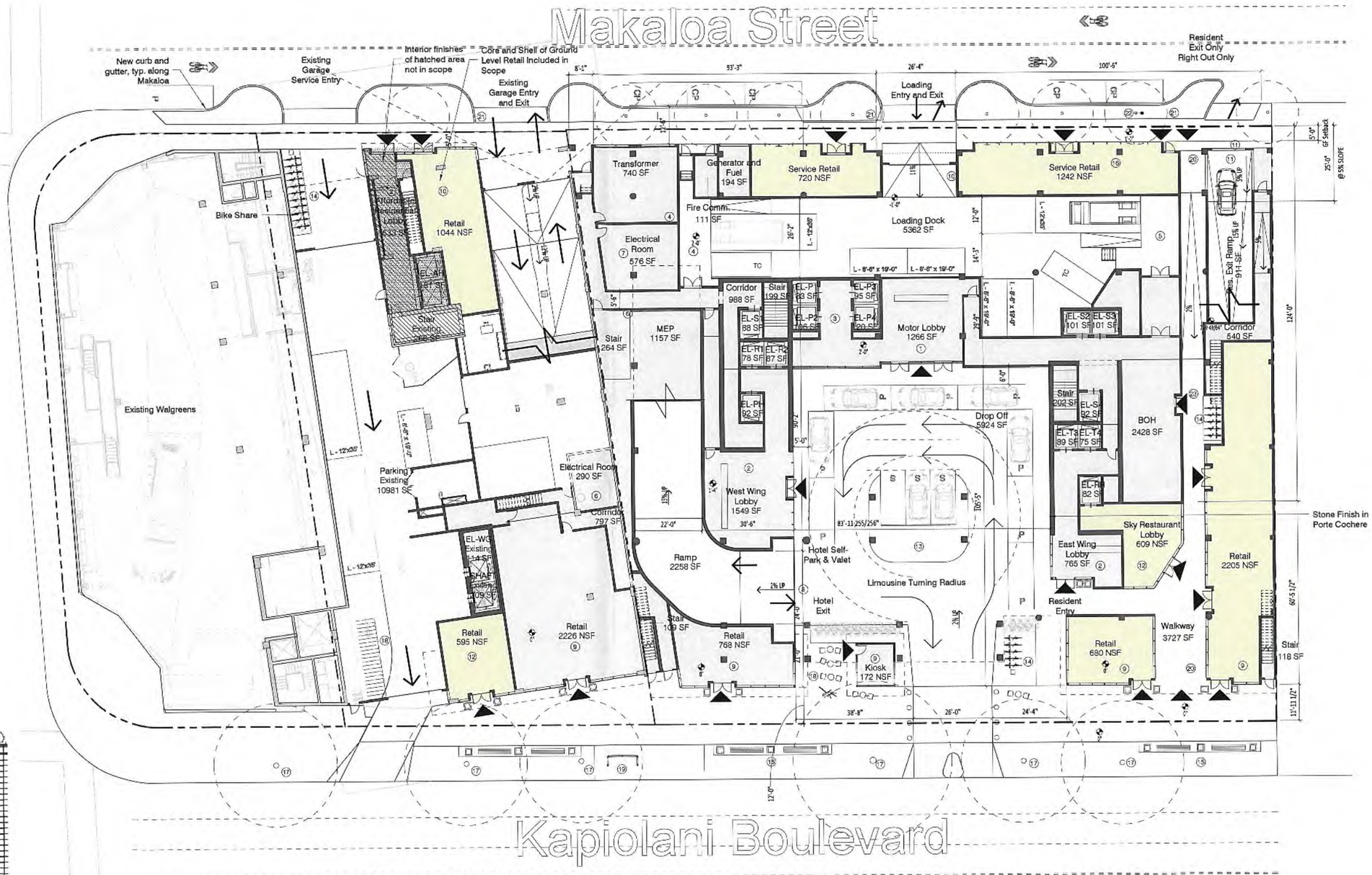
(11) IMPROVED BUS STOP SHELTER WITH RENEWABLE TROPICAL HARDWOOD.

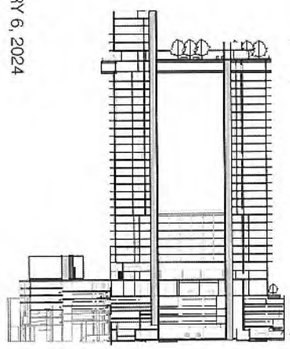
(12) POTENTIAL BIKE SHARE.

(13) MOVEABLE PARISIAN PARK CHAIR KIOSK SEATING.

(14) NEW STREET TREES PER CITY STANDARD.

GENERAL NOTE: LANDSCAPED AREAS TO BE FULLY IRRIGATED.





FIFTEEN HUNDRED KAPIOLANI

SCALE: 1/6" = 1'-0"

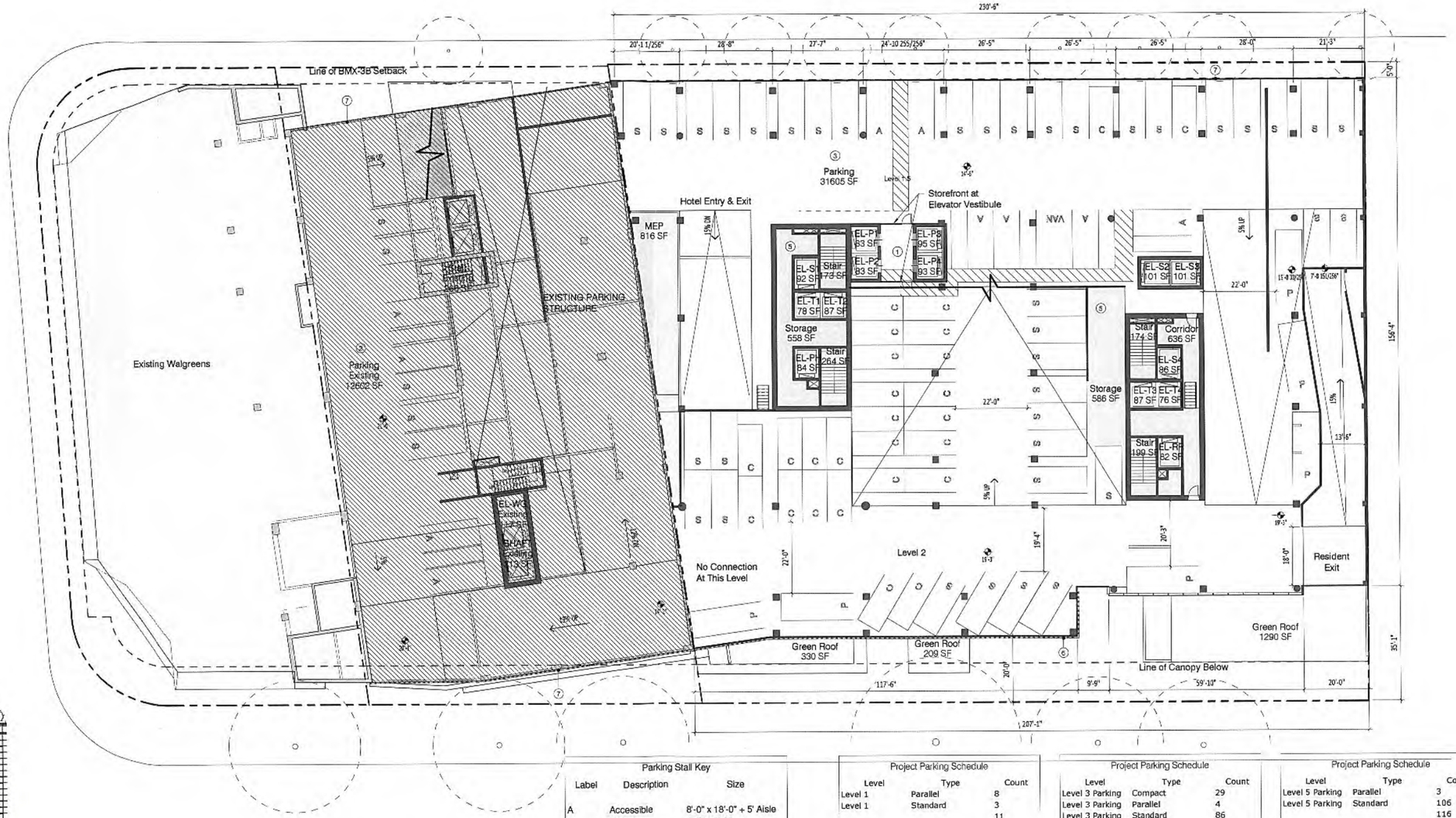
1. HOTEL ENTRY FROM DROP-OFF AREA
2. EAST AND WEST WING RESIDENTIAL LOBBY
3. HOTEL LOBBY AND BALLROOM ACCESS
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. ELECTRICAL ROOM
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. ELECTRONICALLY CONTROLLED GATE: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BICYCLE PARKING; SEE SITE PLAN FOR COUNT
15. NEW WOOD PEDESTRIAN BENCHES AND PLANTERS, TYP.
16. FIRE CONTROL ROOM
17. EXISTING MONKEY POD TREES TO REMAIN
18. BIKE PARKING (21 SPACES)
19. NEW BUS STOP SHELTER
20. PEDESTRIAN PATHWAY
21. APRON
22. APPROXIMATE VEHICLE SIGHT-LINES
23. EMPLOYEE ENTRANCE

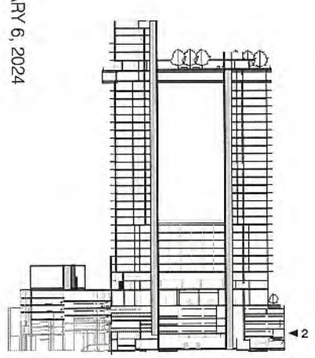
LEVEL 1 FLOOR PLAN

[au] workshop
ahl
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

MANA OLANA

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





FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/64" = 1'-0"

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 BAGUETTES

⑦ ARTICULATED PERFORATED METAL PANEL SYSTEM FOR GARAGE VENTILATION

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
		SU-30 turning
V	Van	11'-0" x 18'-0" + 5' Aisle

Project Parking Schedule

Level	Type	Count
Level 1	Parallel	8
Level 1	Standard	3
		11
Level 2 Parking	Accessible	10
Level 2 Parking	Compact	24
Level 2 Parking	Parallel	6
Level 2 Parking	Standard	43
Level 2 Parking	Van	1
		84

Project Parking Schedule

Level	Type	Count
Level 3 Parking	Compact	29
Level 3 Parking	Parallel	4
Level 3 Parking	Standard	86
Level 3 Parking	Van	2
		121
Level 4 Parking	Compact	31
Level 4 Parking	Parallel	3
Level 4 Parking	Standard	89
		123
Level 5 Parking	Compact	6
Level 5 Parking	Compact Parallel	1

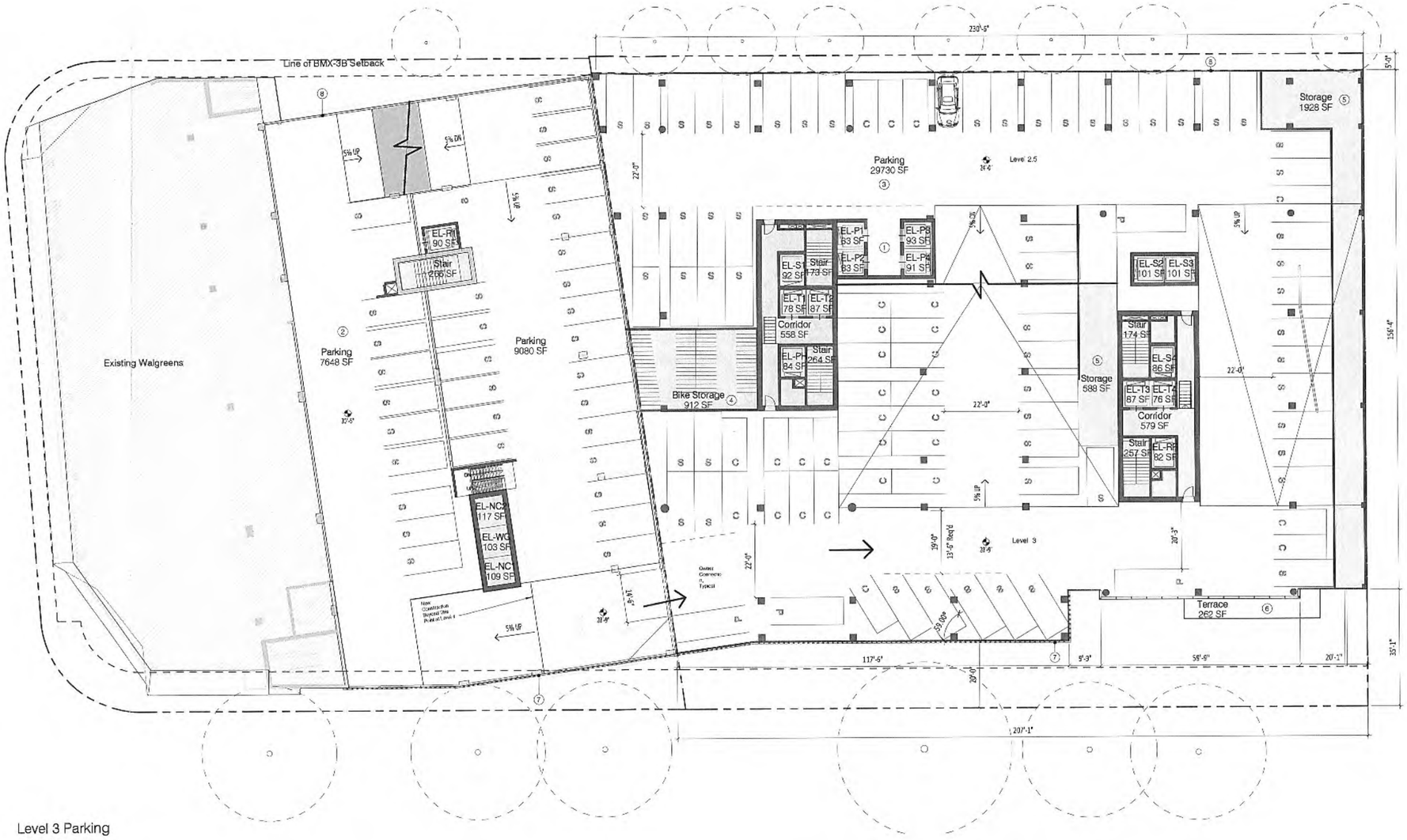
Project Parking Schedule

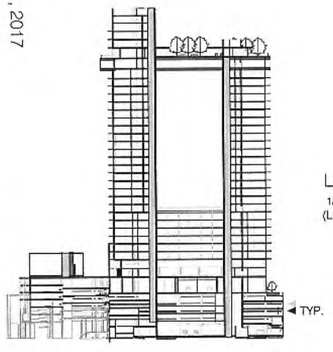
Level	Type	Count
Level 5 Parking	Parallel	3
Level 5 Parking	Standard	106
		116
Level 6 Ballroom	Standard	25
		25
Level 6.5 AH Community	Accessible	1
Level 6.5 AH Community	Standard	6
		7
Grand total: 487		487

LEVEL 2 PARKING PLAN

MANA'OLANA
ahl
[au] workshop
HONOLULU, HAWAII 96814 |

SUBMITTED 1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 31, 2017





Level 3 Parking
1/16" = 1'-0"
(LEVEL 4 SIMILAR)

FIFTEEN HUNDRED KAPIOLANI

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

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

Parking Stall Key		
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
	SU-30 turning	
V	Van	11'-0" x 18'-0" + 5' Aisle

Project Bicycle Parking Schedule	
Level	Count
Level 1	21
Level 3 Parking	63
Level 4 Parking	63
Level 5 Parking	11
Grand total: 158	158

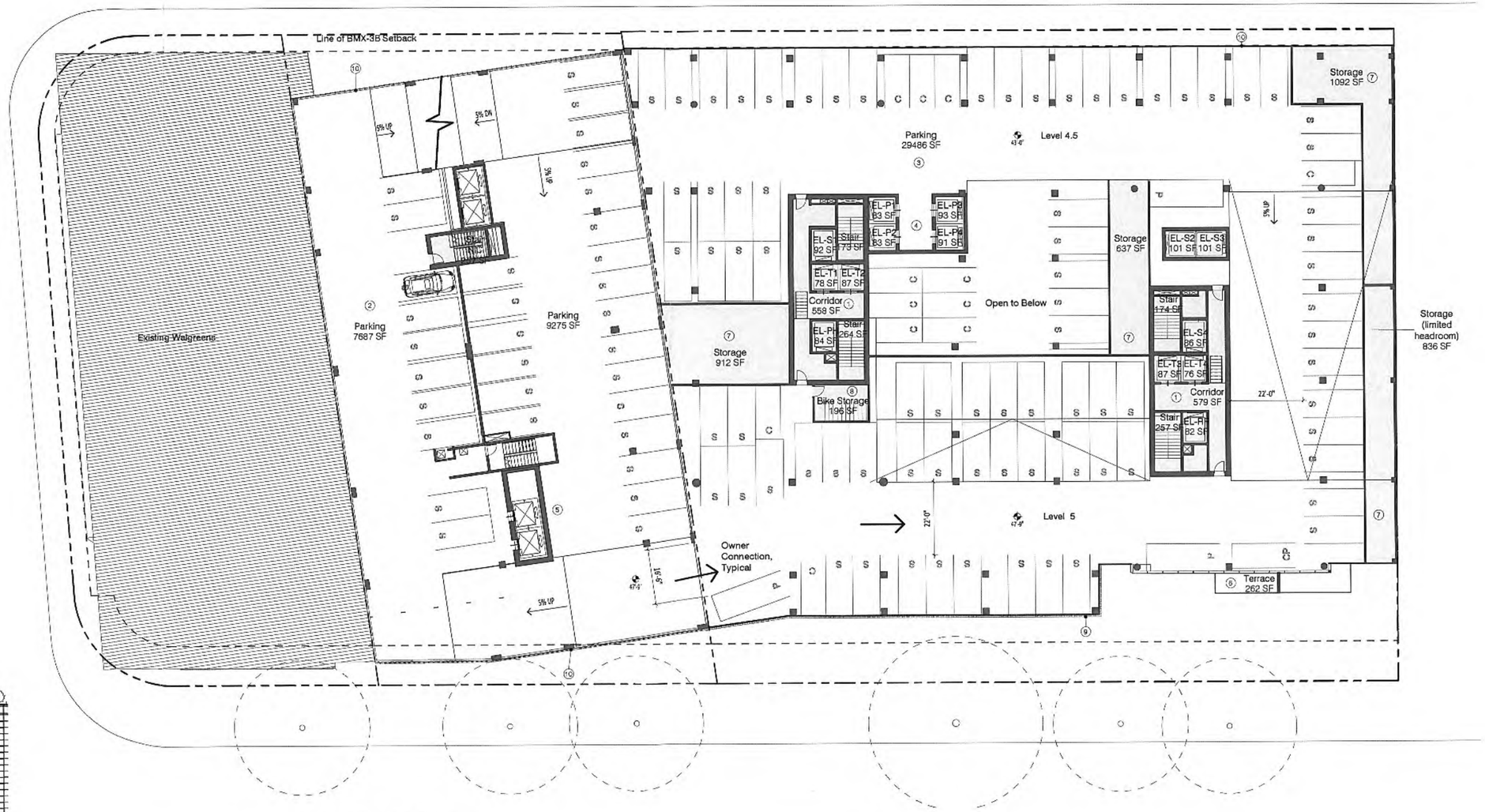
LEVEL 3 PARKING PLAN

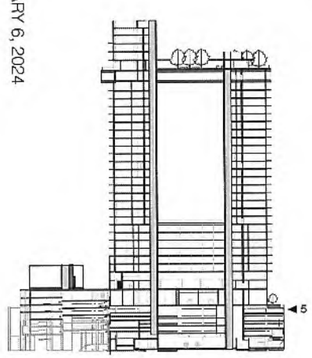
[au] workshop

ahl.

MANA OLANA

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





FIFTEEN HUNDRED KAPIOLANI

0 8' 16' 32'
SCALE: 1/6" = 1'-0"

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
7. RESIDENTIAL STORAGE
8. BIKE STORAGE ACCESSED BY FOB ENTRY
9. GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
10. ARTICULATED PERFORATED METAL PANEL SYSTEM FOR GARAGE VENTILATION

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
	SU-30 turning	
V	Van	11'-0" x 18'-0" + 5' Aisle

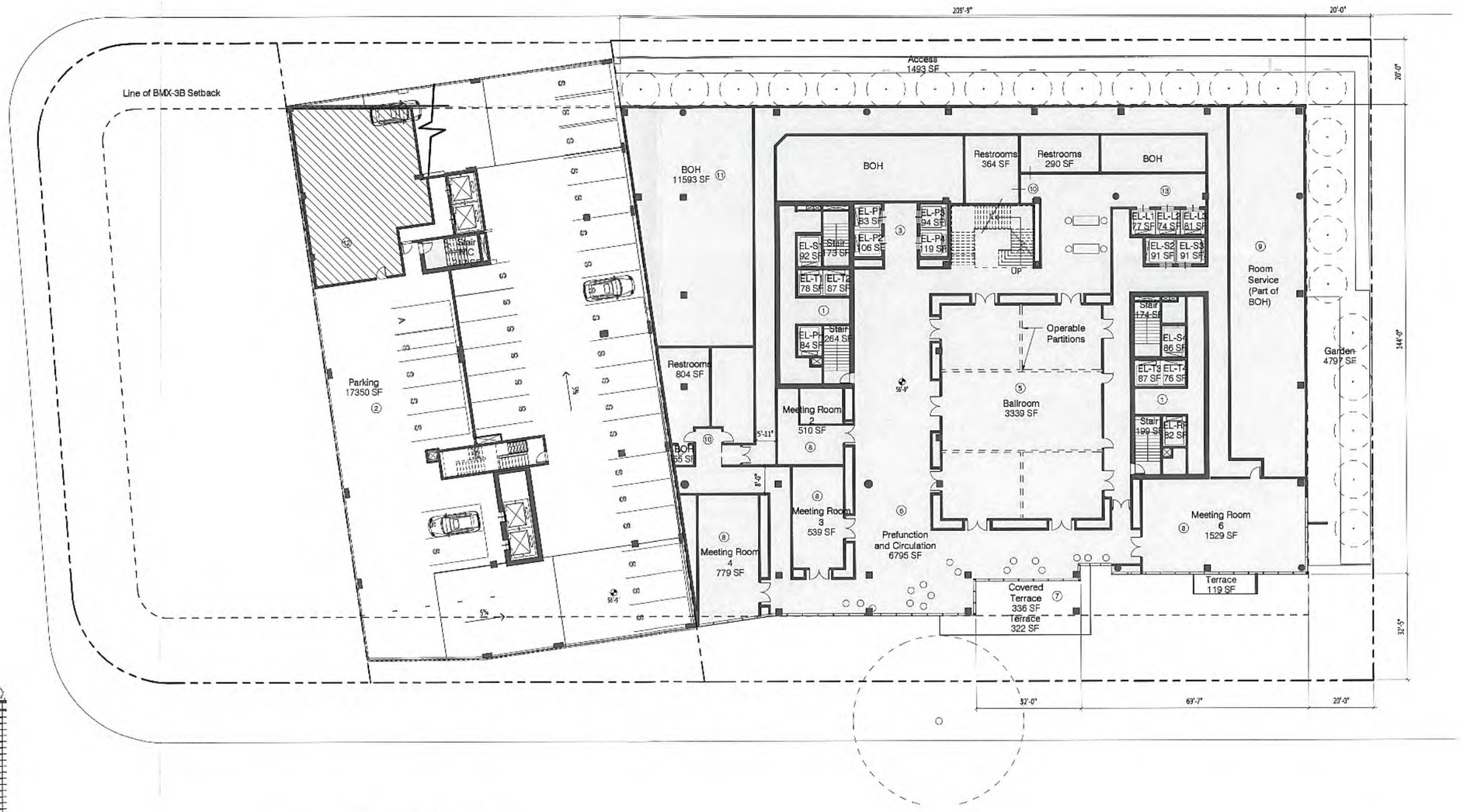
LEVEL 5 PARKING PLAN

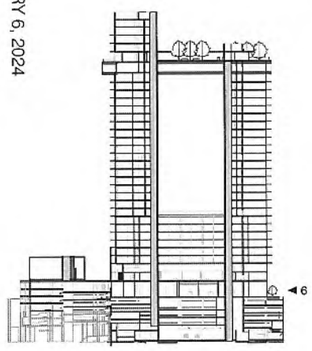
[au] workshop

ahl

MANA OLANA

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





FIFTEEN HUNDRED KAPIOLANI

0 8' 16' 32'
SCALE: 1/6" = 1'-0"

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

1. RESIDENT ACCESS
2. NEW RETAIL PARKING BUILT ABOVE EXISTING PARKING STRUCTURE
3. HOTEL LOBBY AND BALLROOM ACCESS
4. CONNECTION TO EXISTING GARAGE
5. BALLROOM
6. BALLROOM PREFUNCTION
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

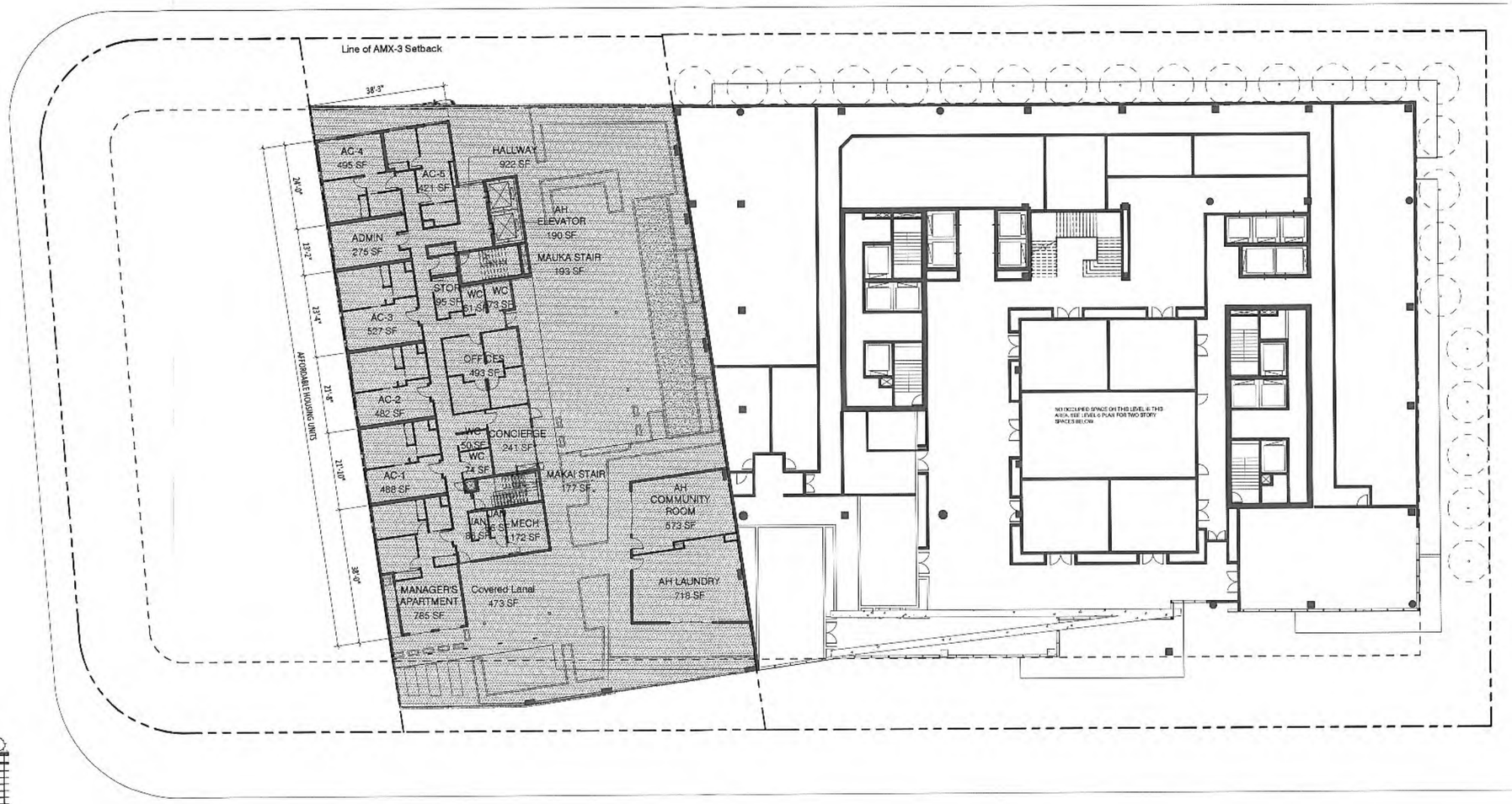
LEVEL 6 BALLROOM PLAN

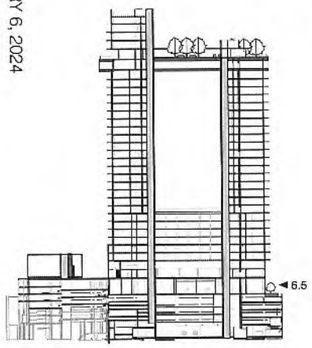
[au] workshop

ahl.

MANA'OLANA

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

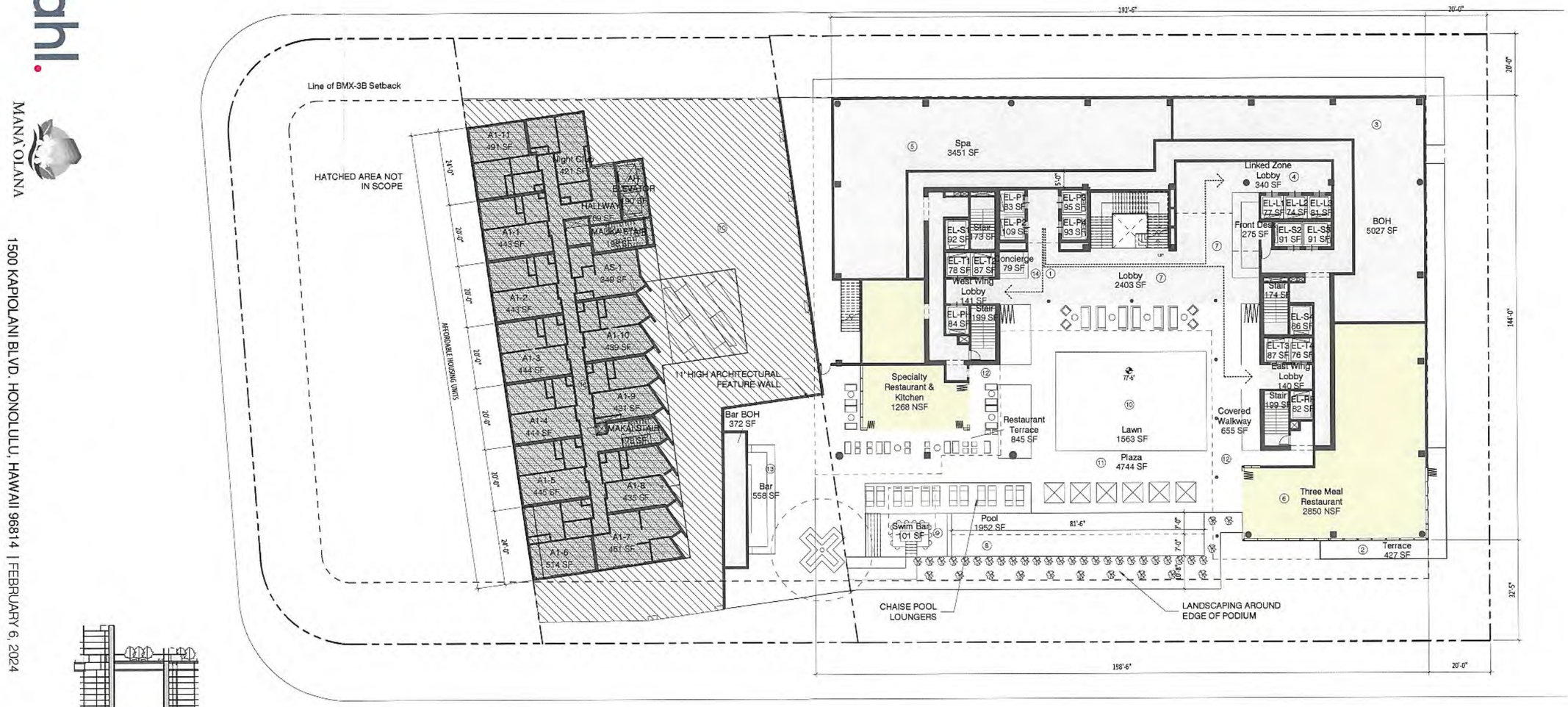


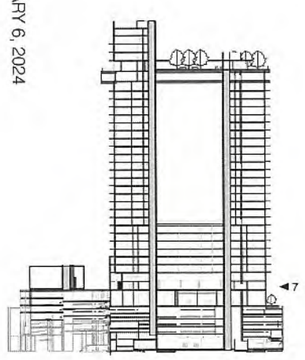


FIFTEEN HUNDRED KAPIOLANI

0 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 6.5 AFFORDABLE HOUSING





FIFTEEN HUNDRED KAPIOLANI

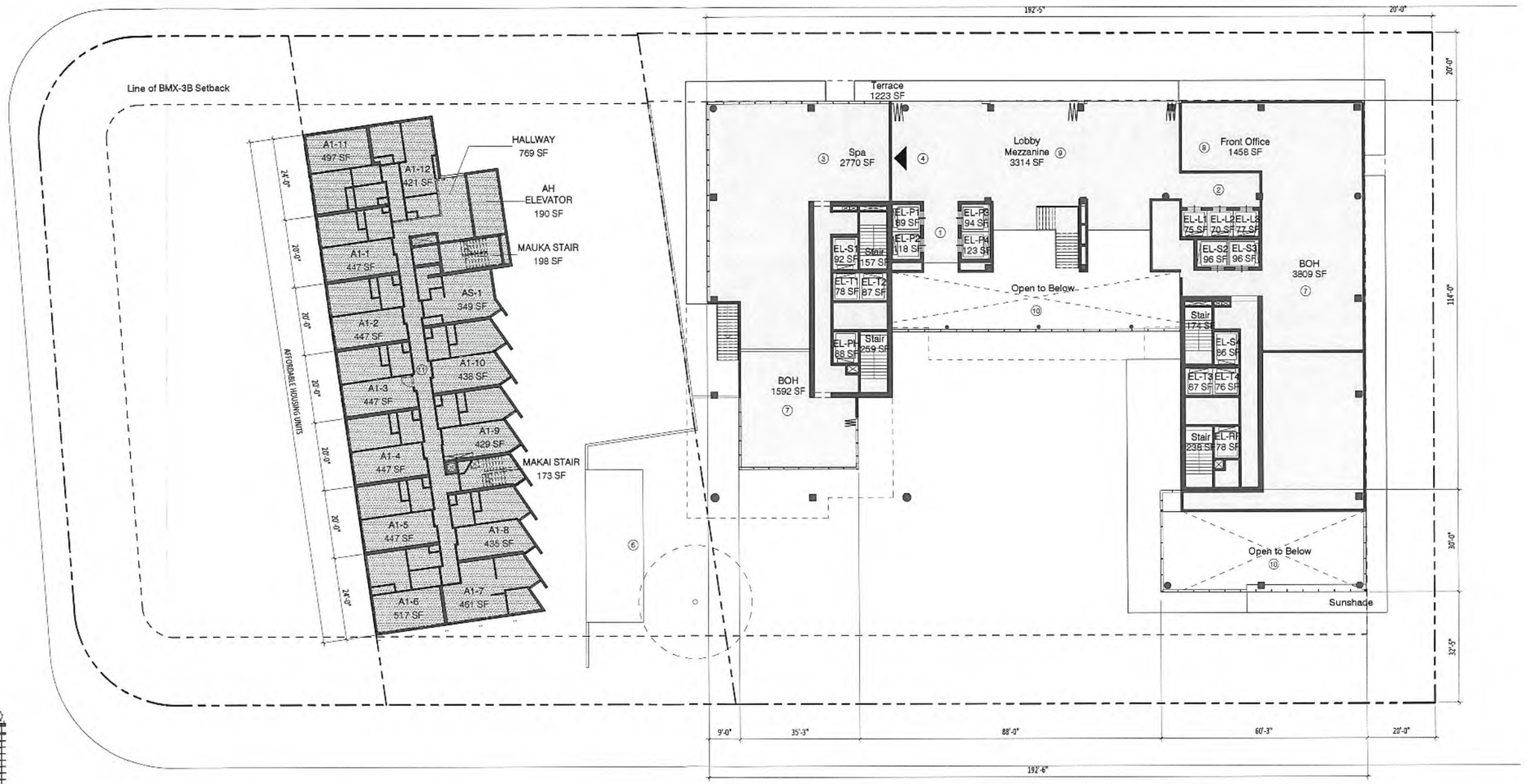
0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

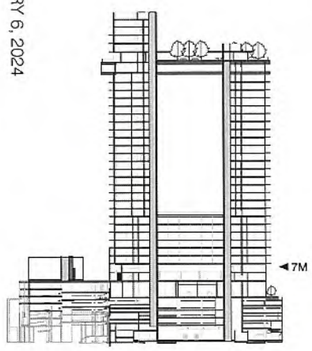
NOTE: ALL AREAS MEASURED BOMA UNIT
GROSS UNLESS NOTED OTHERWISE.

1. HOTEL LOBBY OPENS UP TO LAWN AND POOL DECK WITH BIFOLD DOOR SYSTEM. BALLROOM ACCESS THROUGH LIFTS
2. TERRACE WITH STONE FINISH SLOPED TO SHEET DRAIN
3. BACK OF HOUSE
4. GUEST LIFTS
5. SPA
6. DOUBLE HEIGHT SPACE THREE MEAL RESTAURANT
7. HOTEL RECEPTION AND FRONT DESK.
8. 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 BOH STORAGE
14. CONCIERGE
15. SPECIALTY RESTAURANT WITH BIFOLD DOOR SYSTEM OPENING UP TO TERRACE
16. PROPOSED AFFORDABLE HOUSING- NOT IN SCOPE

LEVEL 7 POOL DECK PLAN

workshop [au]
ahl.
MANA'OLANA
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

FIFTEEN HUNDRED KAPIOLANI

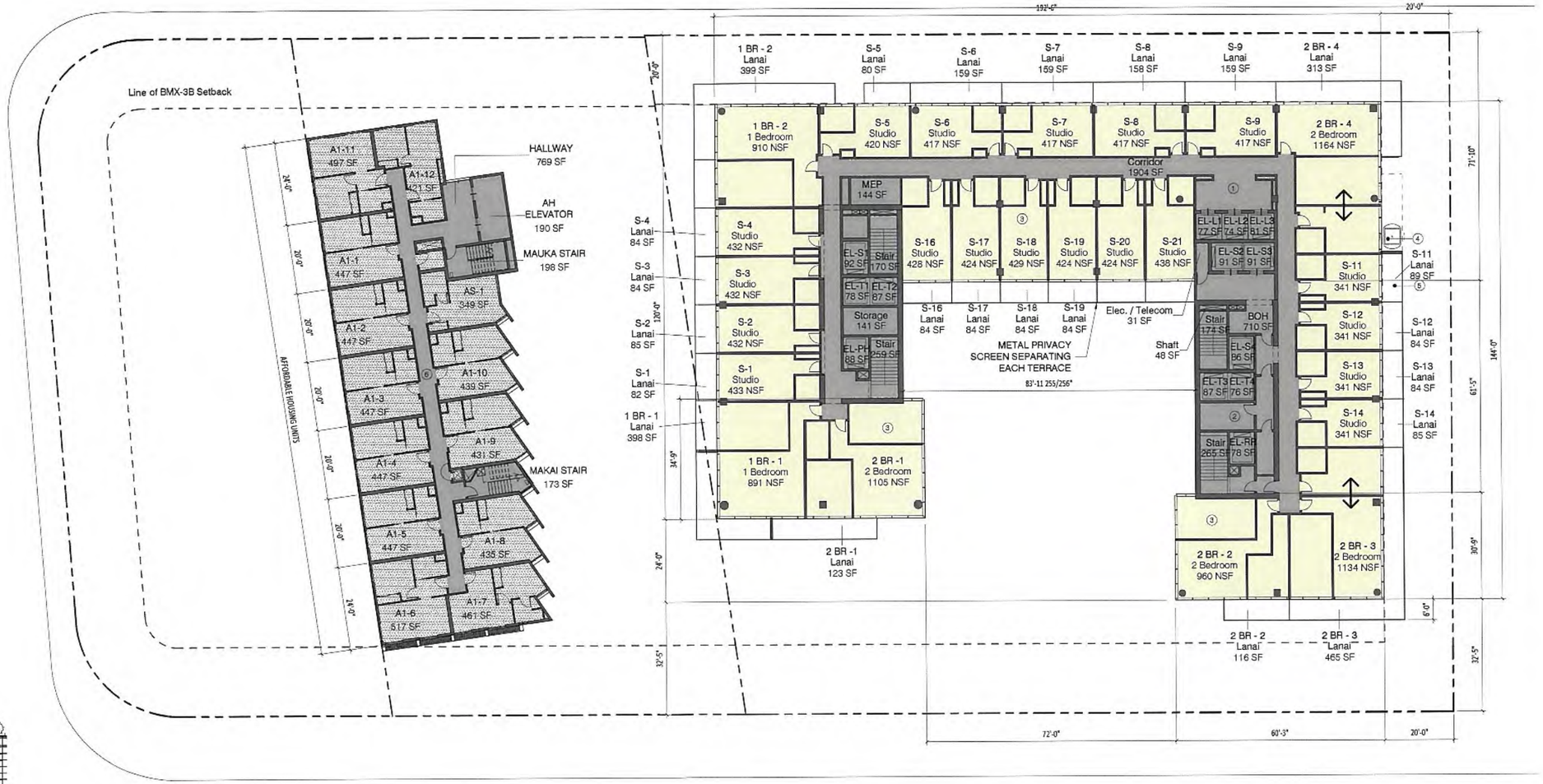
0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

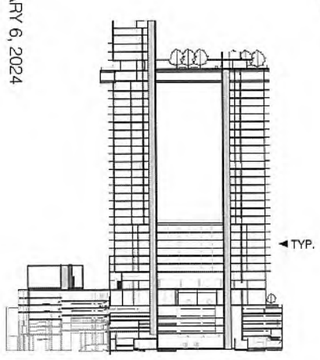
LEVEL 7.5 MEZZANINE PLAN

workshop [au]
ahl.
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

MANA'OLANA

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





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

① GUEST LIFTS

② BACK OF HOUSE

③ GUEST ROOMS

④ 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX

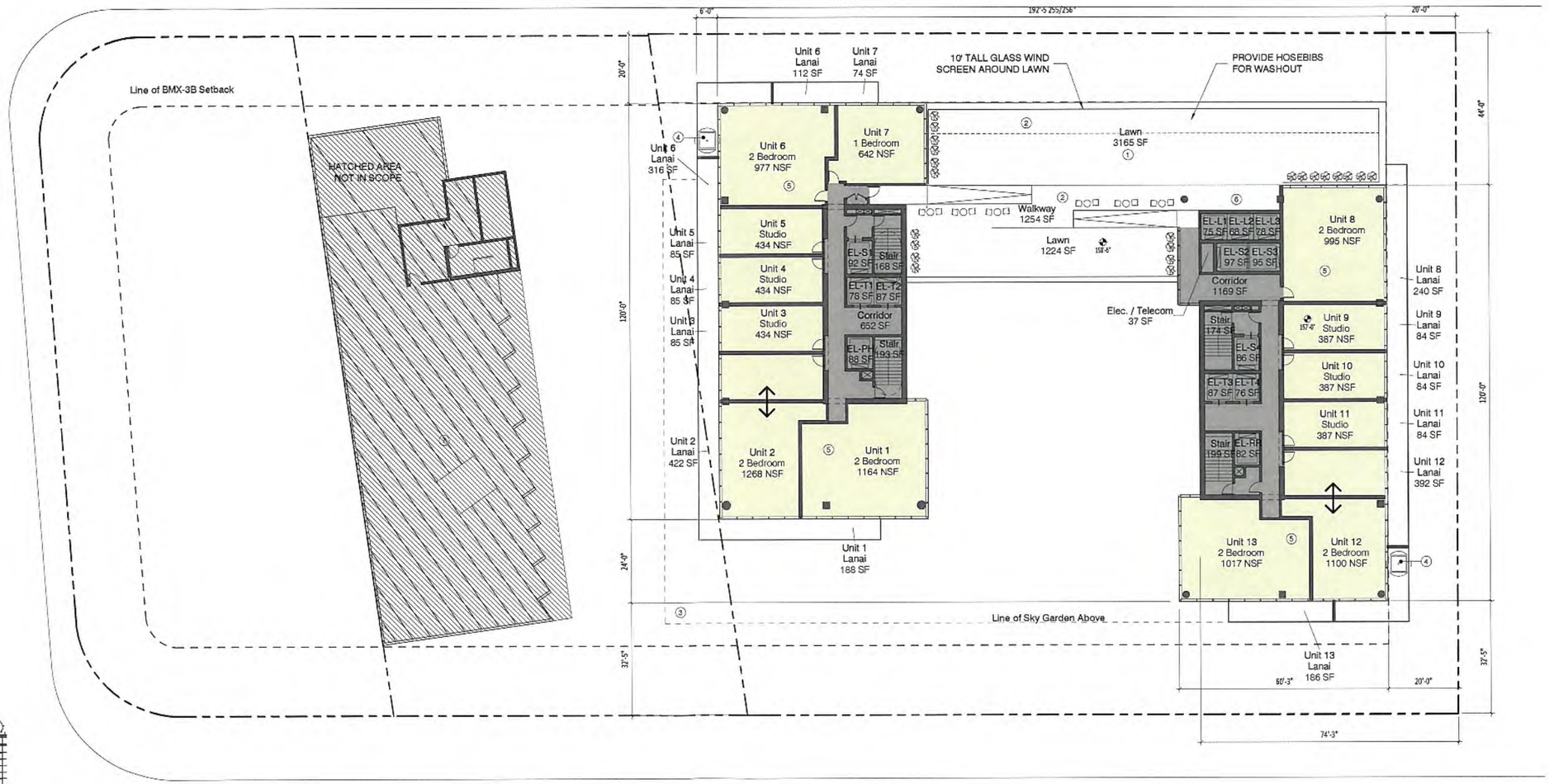
⑤ BALCONY WITH FLUSH SILL INDOOR/OUTDOOR TRANSITION

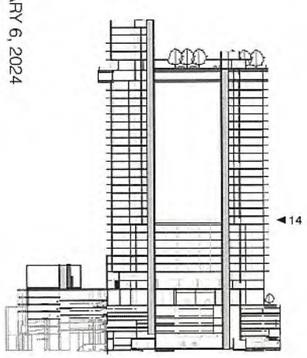
⑥ PROPOSED AFFORDABLE HOUSING- NOT IN SCOPE

FIFTEEN HUNDRED KAPIOLANI

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

LEVEL 11 TYP. LINKED FLOOR PLAN





NOTE: ALL AREAS MEASURED BOMA 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. 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
5. RESIDENCIES
6. GUEST ELEVATOR OVERRIDES
7. PROPOSED AFFORDABLE HOUSING ROOF BELOW- NOT IN SCOPE

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 14 DOG WALK PLAN

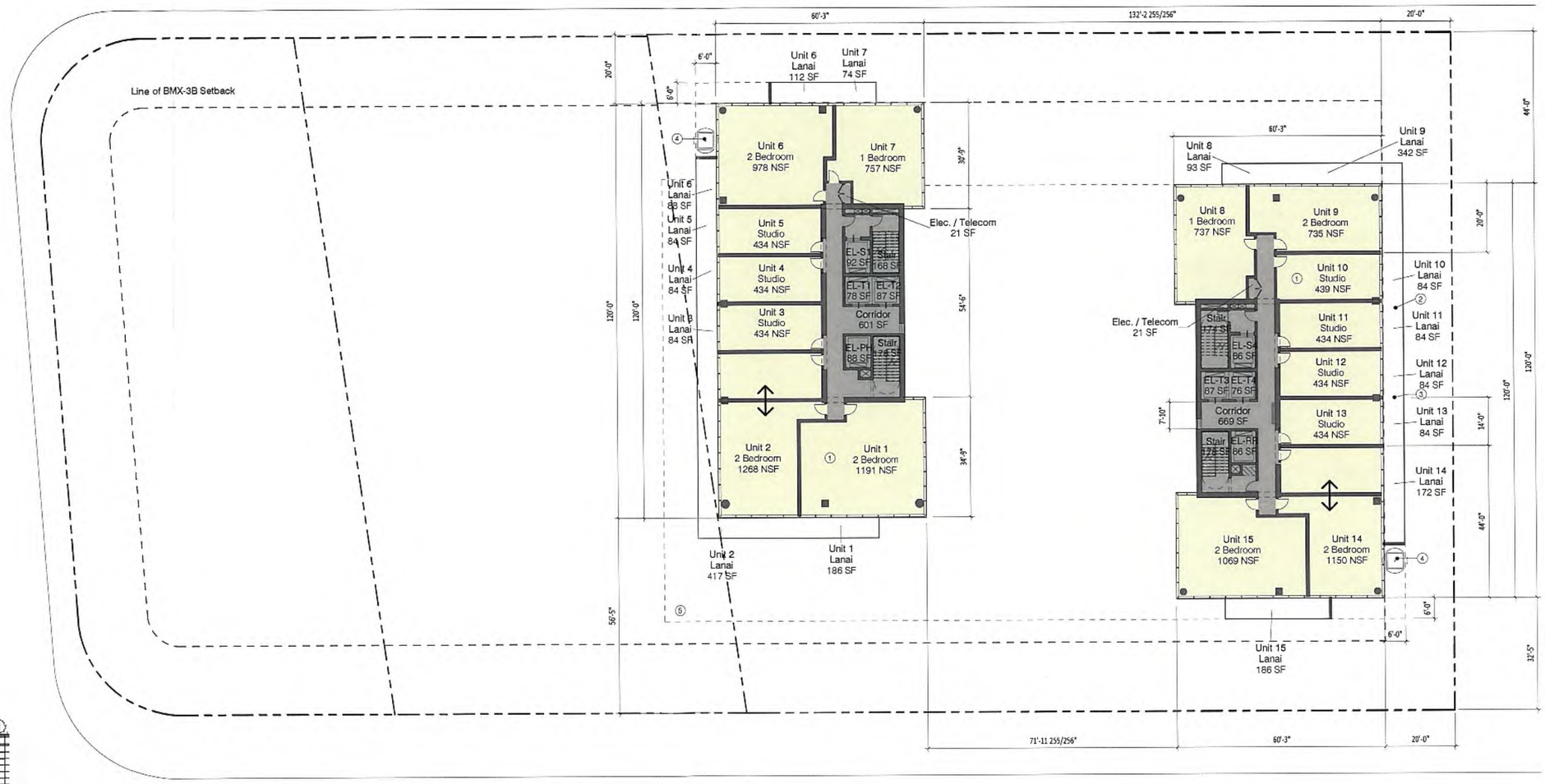
MANA'OLANA

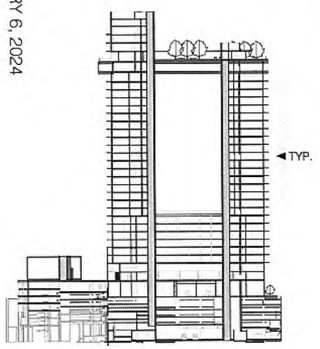
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

ahl.
design workshop [au]

MANA'OLANA

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





FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

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

① RESIDENCES

② BALCONY WITH FLUSH SILL INDOOR/OUTDOOR TRANSITION

③ DOUBLE SKIN METAL PRIVACY SCREEN SEPARATING ALL UNITS

④ 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX

⑤ LINE OF SKY GARDEN ABOVE

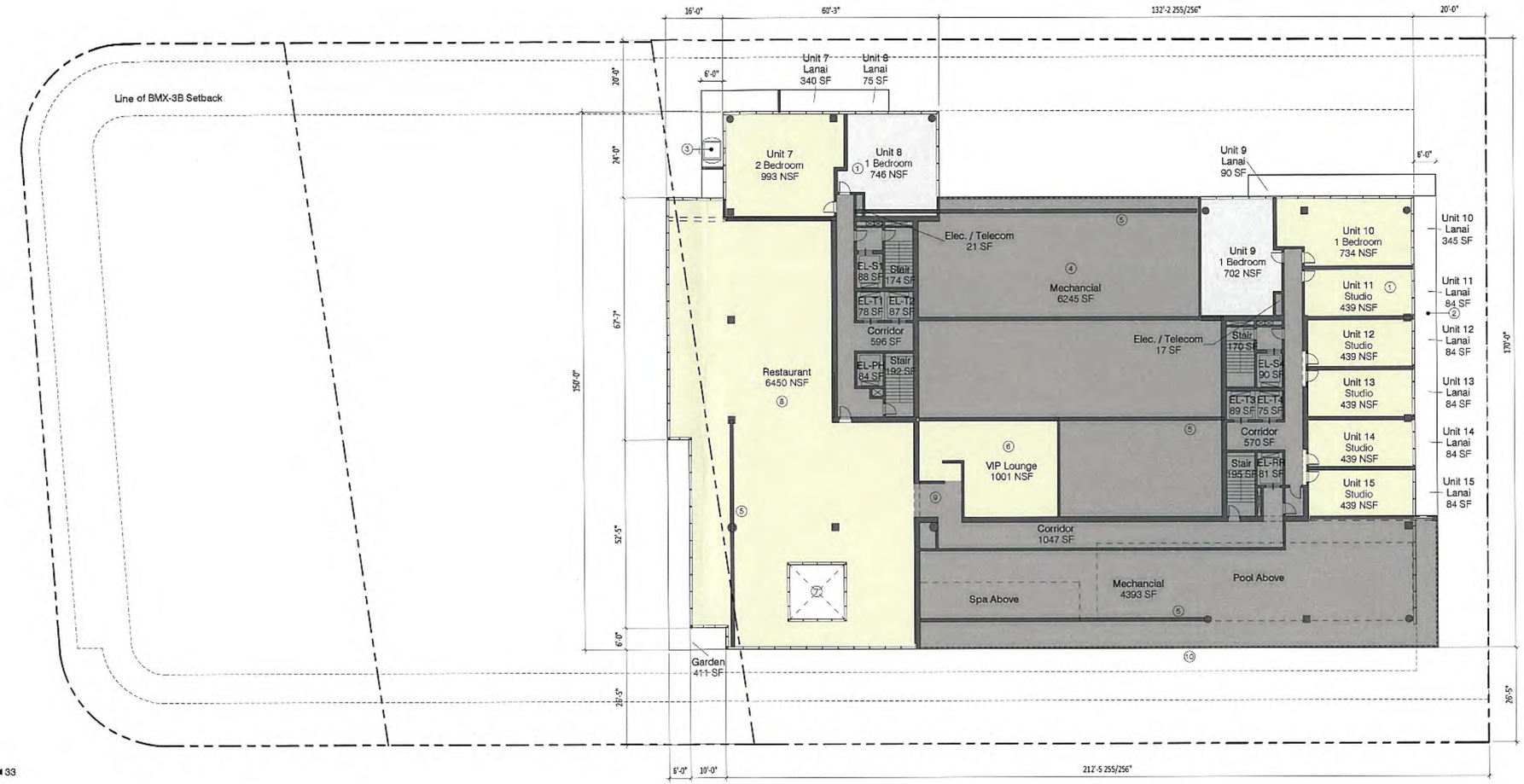
LEVEL 21 TYP. TOWER FLOOR PLAN

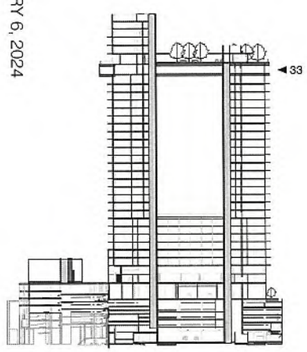
ahl

[au] workshop architecture

MANA'OLANA

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





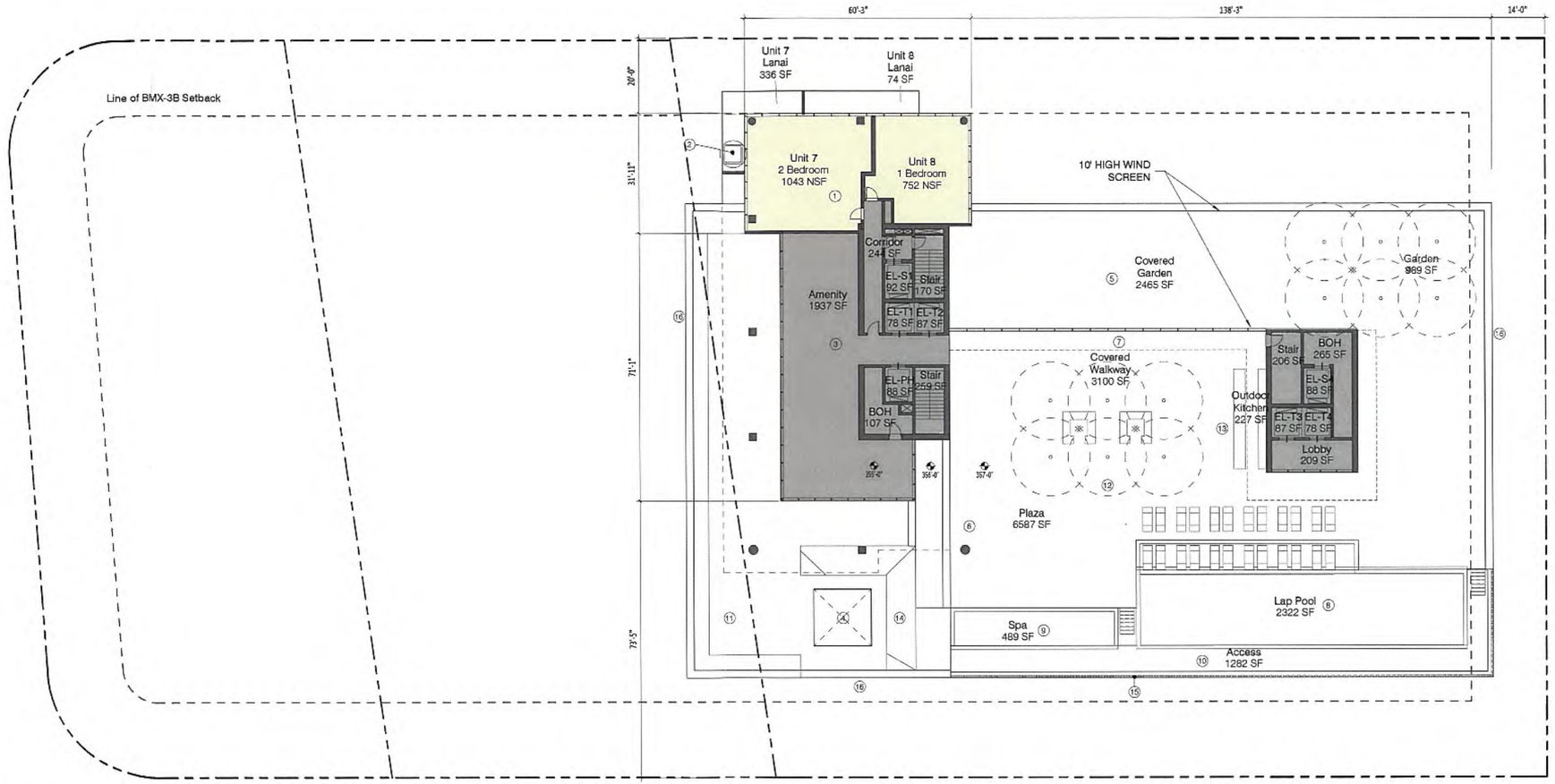
NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

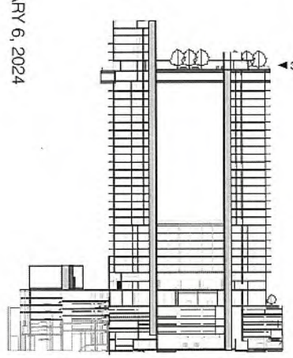
1. RESIDENCES
2. BALCONY WITH FLUSH SILL INDOOR/OUTDOOR TRANSITION
3. 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
4. MECHANICAL AREA
5. STRUCTURAL TRUSSES.
6. VIP LOUNGE
7. LAHINA NOON OCULUS
8. RESTAURANT
9. RESTAURANT ENTRY AND CORRIDOR
10. GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGUETTES

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 33 MECHANICAL/AMENITY PLAN





FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

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

1. RESIDENCES
2. 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
3. RESIDENTIAL AMENITY AREA WITH THEATER AND ENTERTAINMENT KITCHEN
4. LAHINA NOON OCULUS. GLASS GUARDRAIL AT ENTIRE PERIMETER
5. COVERED CHILDREN'S PLAY LAWN
6. SKY GARDEN
7. GLASS WIND BREAK & CANOPY
8. 48' DEEP STAINLESS STEEL INFINITY - EDGE LAP POOL
9. 36" DEEP STAINLESS STEEL INFINITY - EDGE JACUZZI
10. POOL MAINTENANCE ACCESS
11. SEATING AREA WITH PAVERS AND PLANTINGS
12. COVERED SEATING GROVE WITH BENCH UNDER TREES
13. OUTDOOR KITCHEN WITH GAS BBQ GRILLS. ASSUME 8 TOTAL ON AMENITY DECK
14. BUILT UP HILL GARDEN WITH PLANTINGS AND GROUND COVER
15. GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGUETTES
16. GLASS RAILING ALONG ENTIRE PERIMETER OF AMENITY DECK

LEVEL 34 AMENITY POOL DECK PLAN

MANA'OLANA

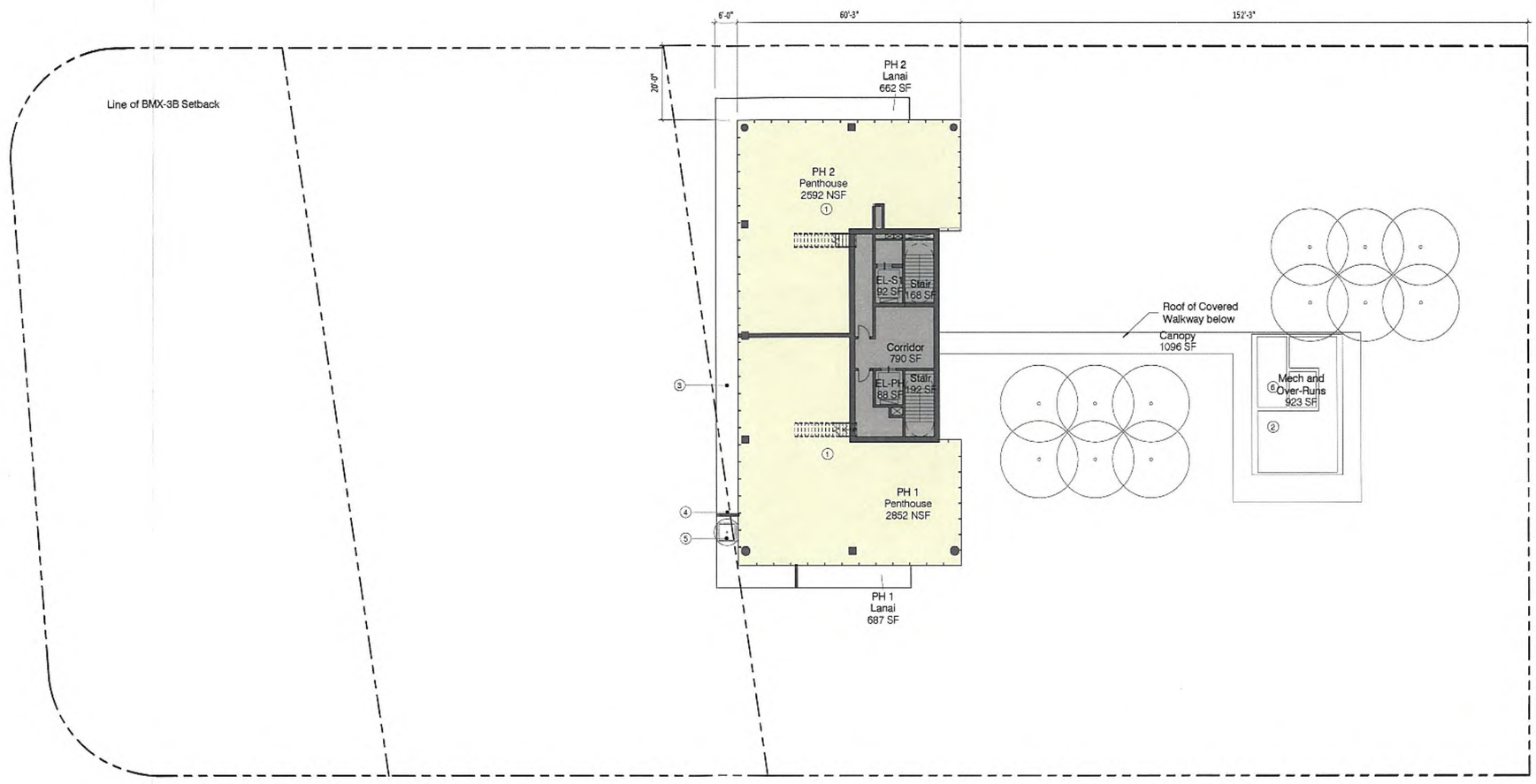
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

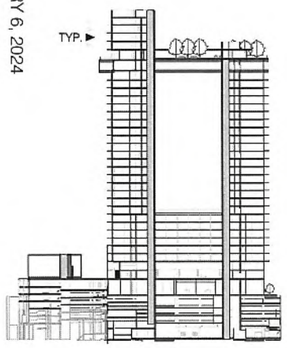
[au] workshop

ahl.

MANA'OLANA

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





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 SKIN METAL PRIVACY SCREEN SEPARATING ALL UNITS
5. 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
6. ELEVATOR OVERRIDES

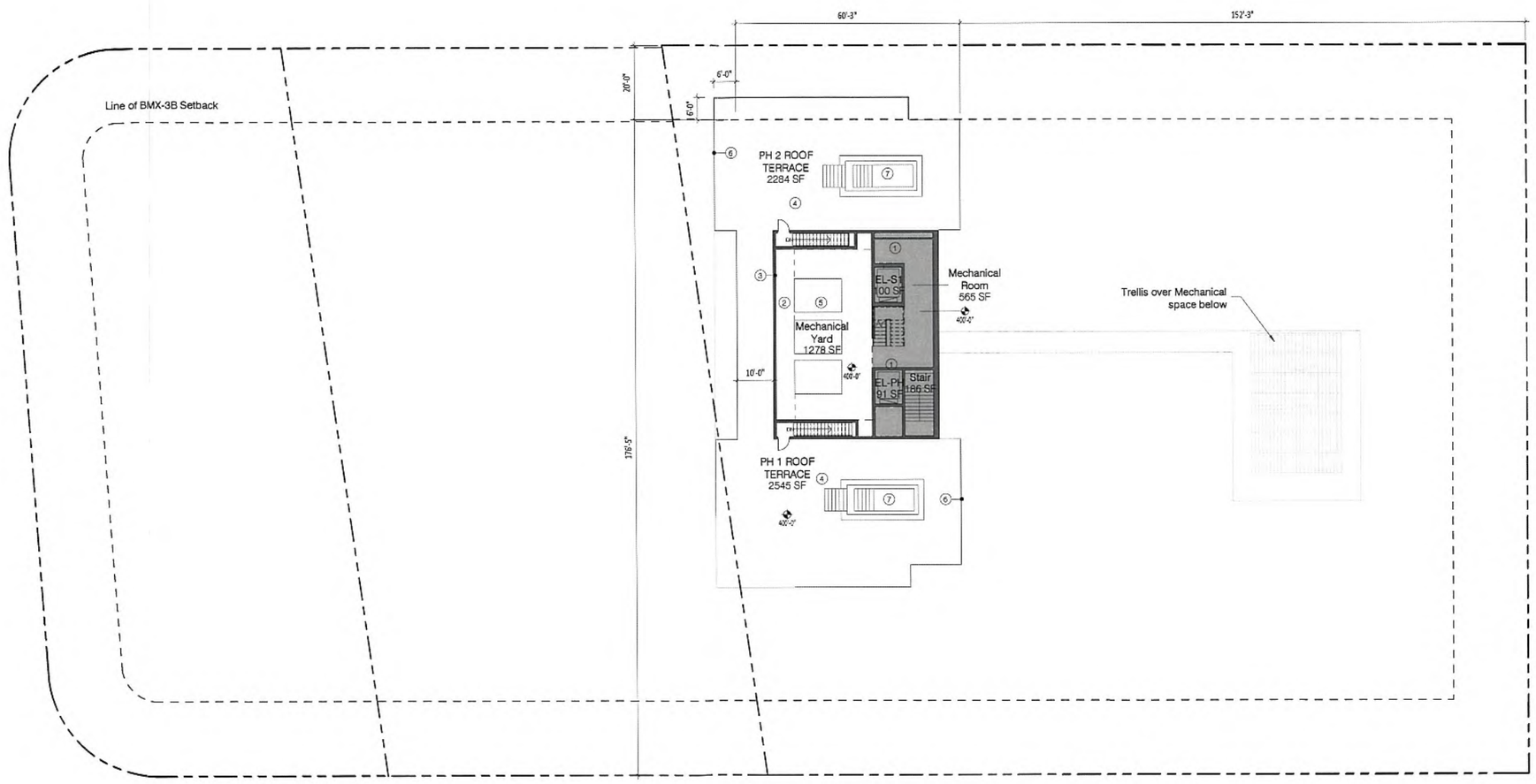
FIFTEEN HUNDRED KAPIOLANI

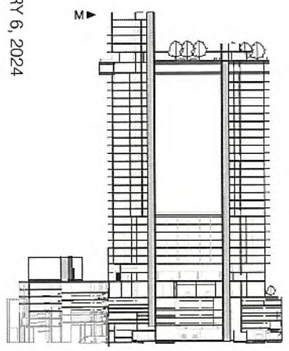
0 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 35 PENTHOUSES PLAN

ahl.
workshop [au]
MANA'OLANA

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





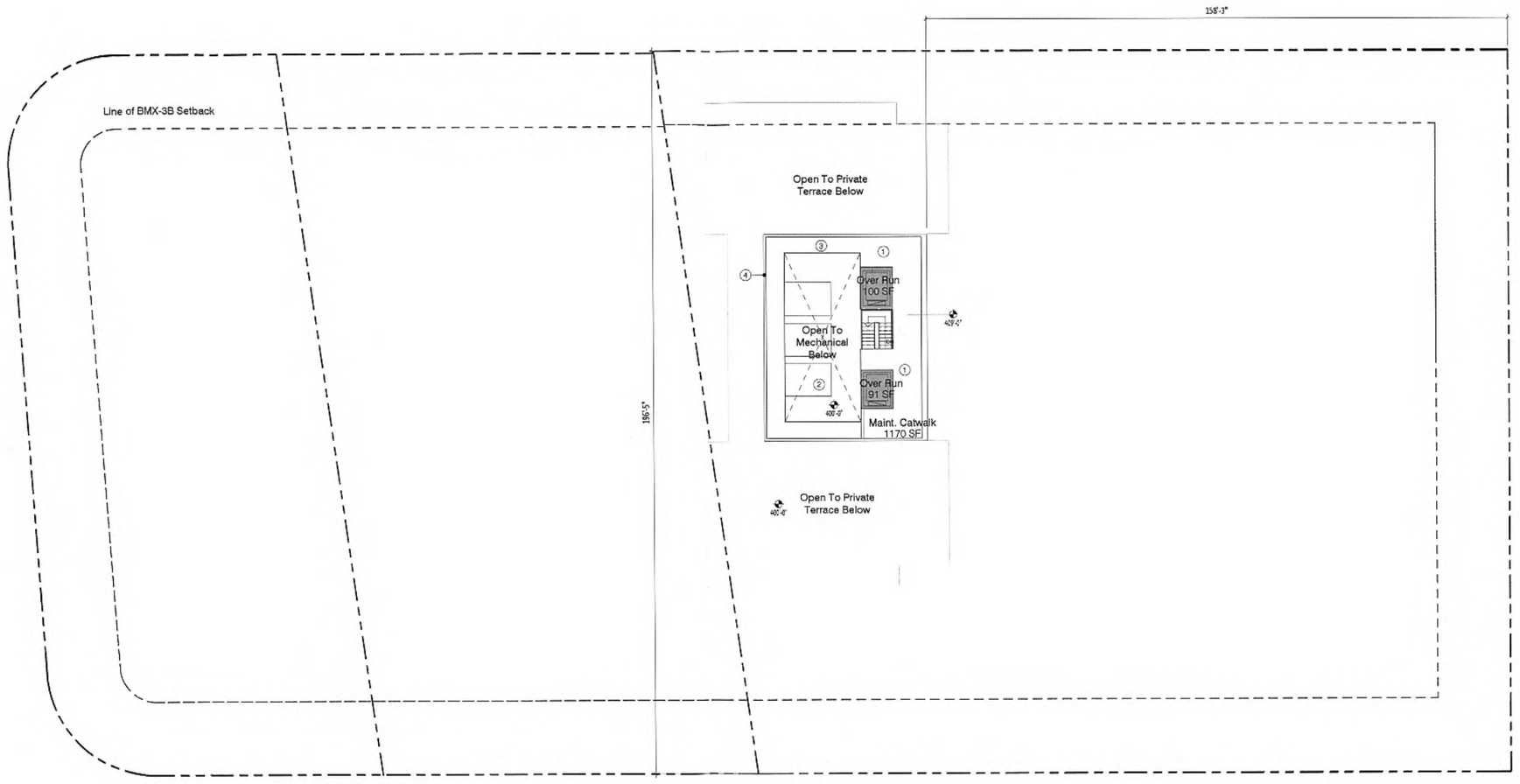
NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

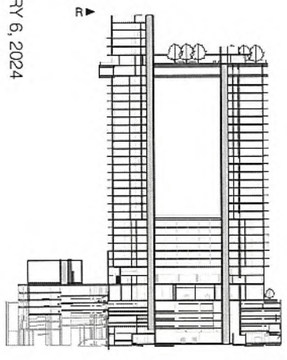
① ELEVATOR OVERRIDES
② SERVICE CATWALK ABOVE
③ MECHANICAL SCREEN
④ PRIVATE PENTHOUSE TERRACE
⑤ MECHANICAL YARD
⑥ 42" HIGH GLASS RAILING
⑦ PRIVATE 36' HIGH STAINLESS STEEL PLUNGE POOL

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

LEVEL 38 MECHANICAL PLAN





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

① ELEVATOR OVERRIDES

② OPEN TO BELOW

③ SERVICE CATWALK

④ MECHANICAL SCREEN

FIFTEEN HUNDRED KAPIOLANI

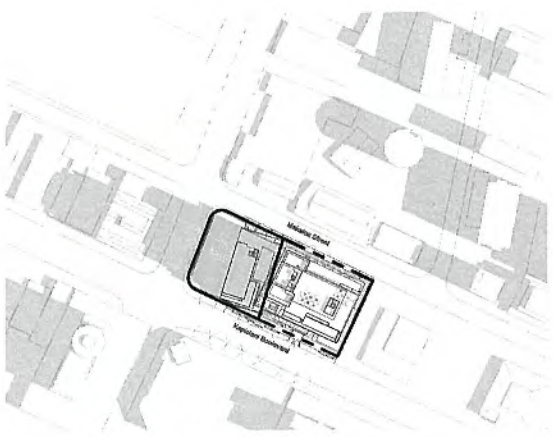
0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

ROOF PLAN

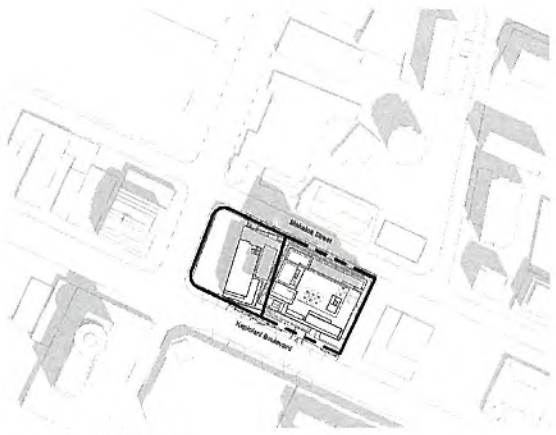
MANA`OLANA

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

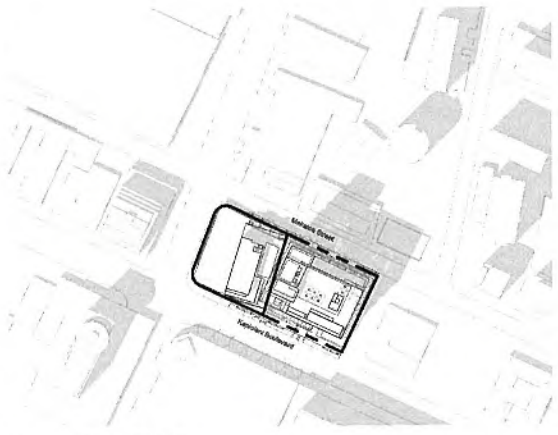
SHADOW STUDIES



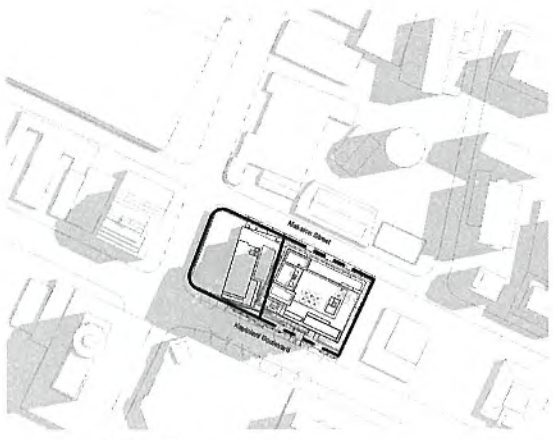
March 21 10.00 AM



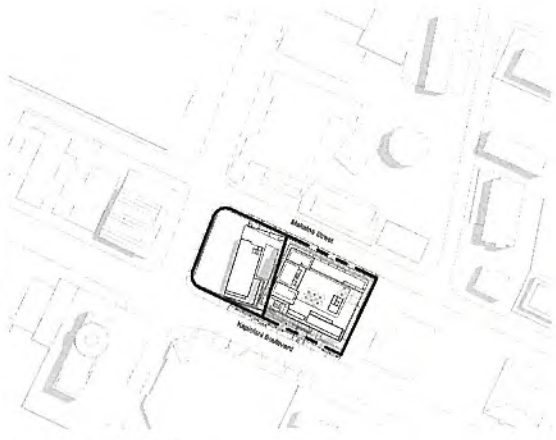
March 21 12.00 PM



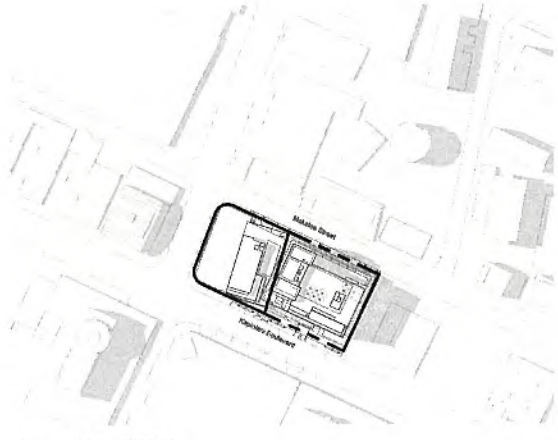
March 21 2.00 PM



June 21 10.00 AM



June 21 12.00 PM



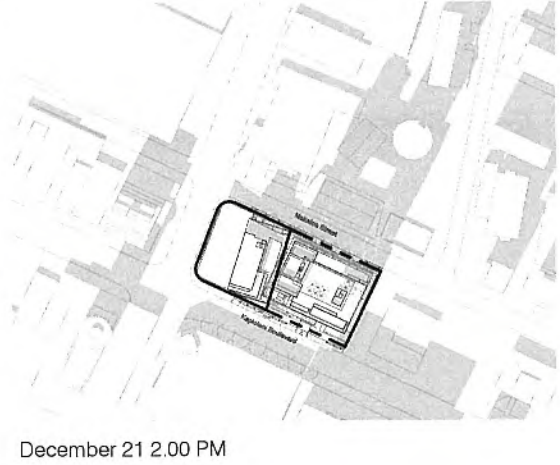
June 21 2.00 PM



December 21 10.00 AM



December 21 12.00 PM



December 21 2.00 PM

[au] workshop

ahl.

MANA`OLANA

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

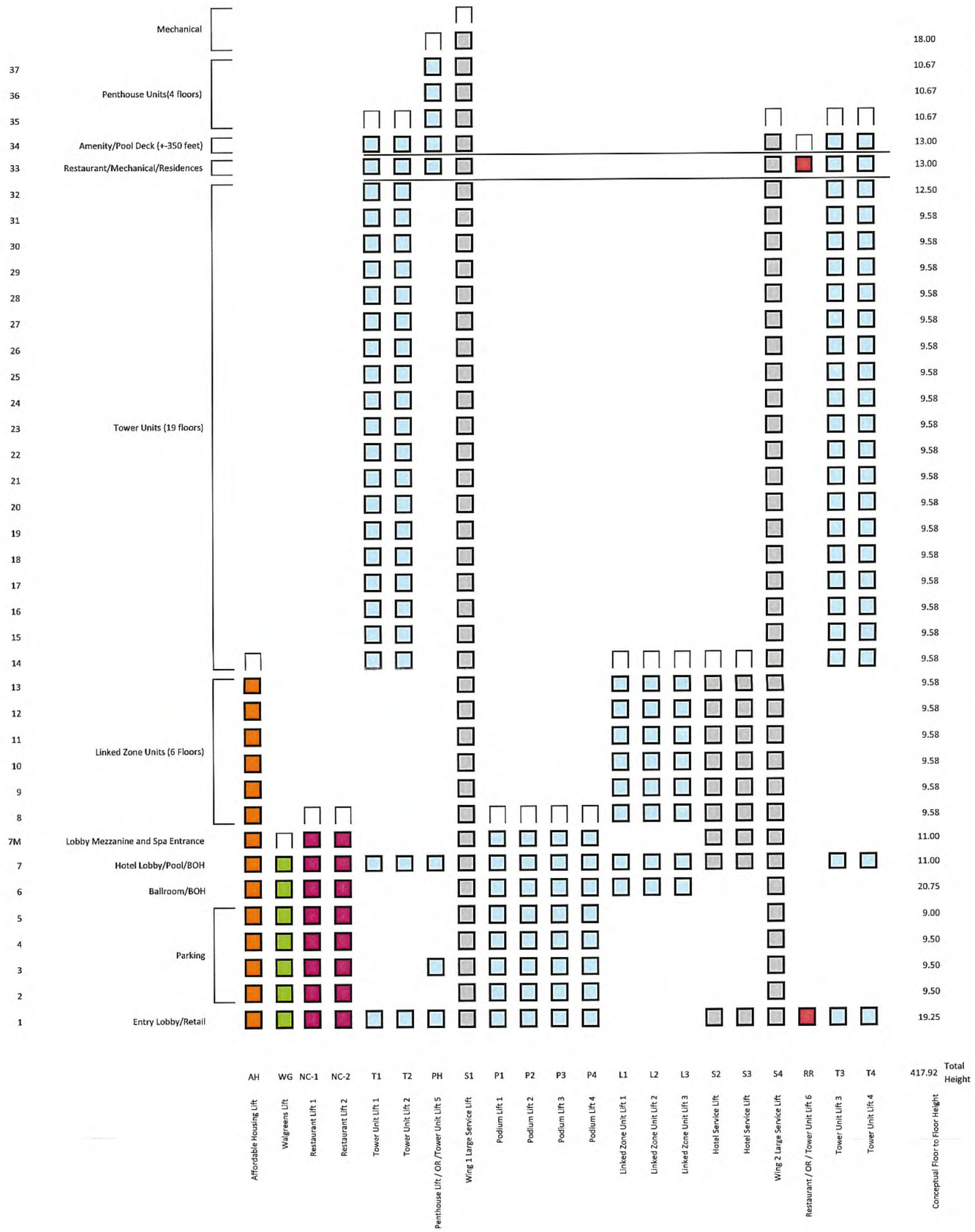
0' 100' 200' 400'
SCALE: 1" = 200'-0"

N

FIFTEEN HUNDRED KAPIOLANI

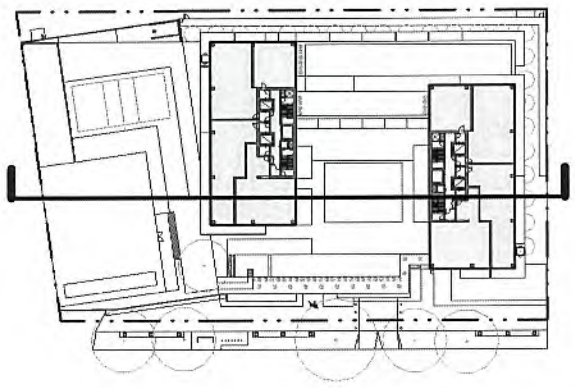
ELEVATORING DIAGRAM

1500 Kapiolani Elevatoring Scheme 3.0



FIFTEEN HUNDRED KAPIOLANI

E/W SECTION



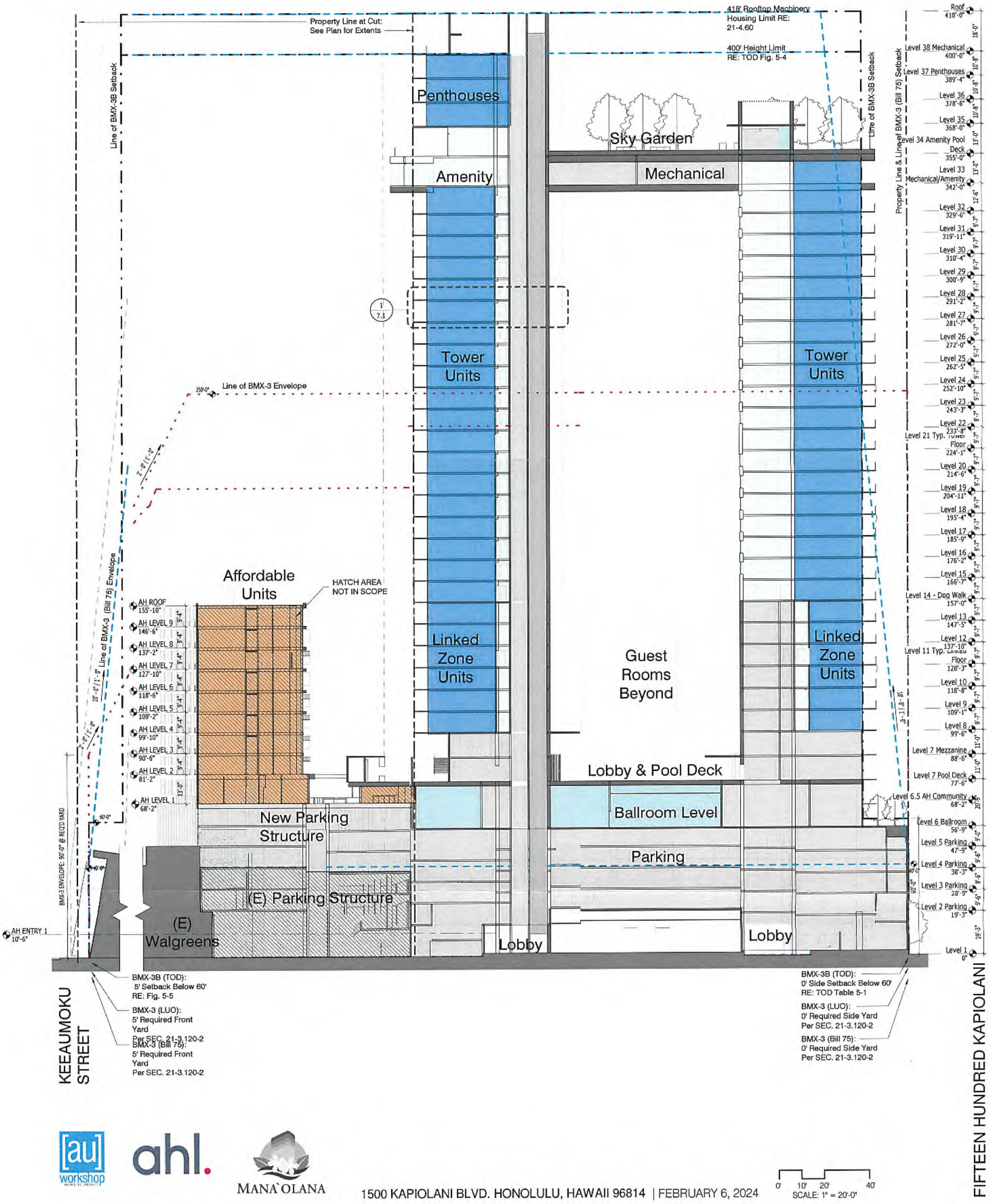
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



[au] workshop

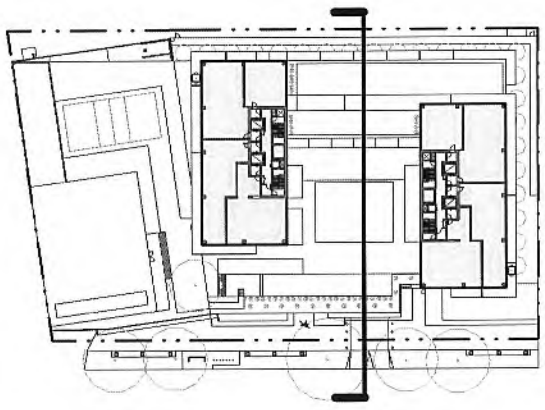
ahl.

MANA`OLANA

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

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

N/S SECTION



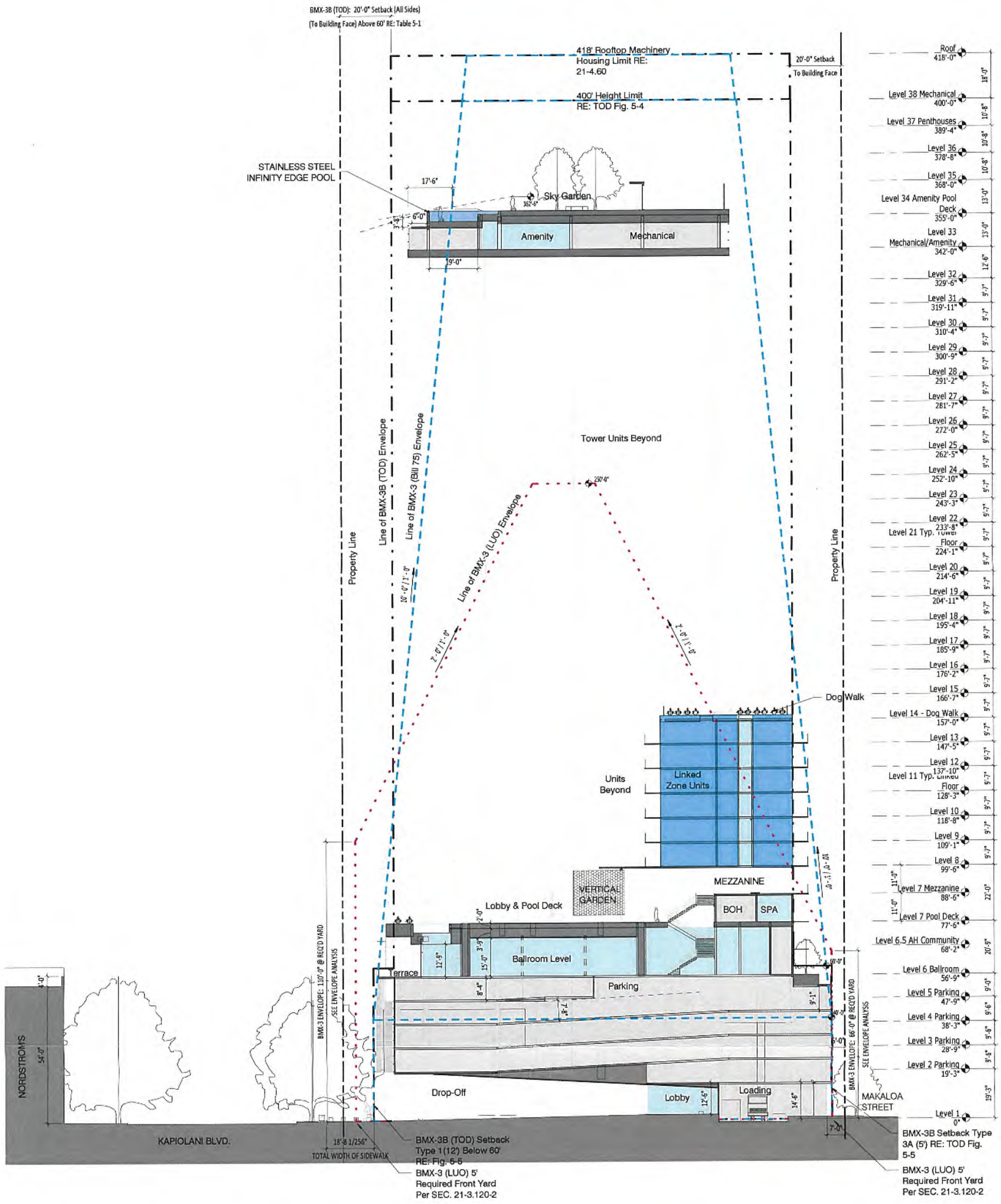
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



[au] workshop

ahl.

MANA`OLANA

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

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

FIFTEEN HUNDRED KAPIOLANI

KAPIOLANI ELEVATION

① DARK COLORED STONE OR METAL PANELS
② GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ POOL BAR AND ARCHITECTURAL PRIVACY WALL
⑨ BIFOLD DOOR PANELS
⑩ 42" GLASS GUARDRAIL
⑪ METAL PANEL MECHANICAL SCREEN

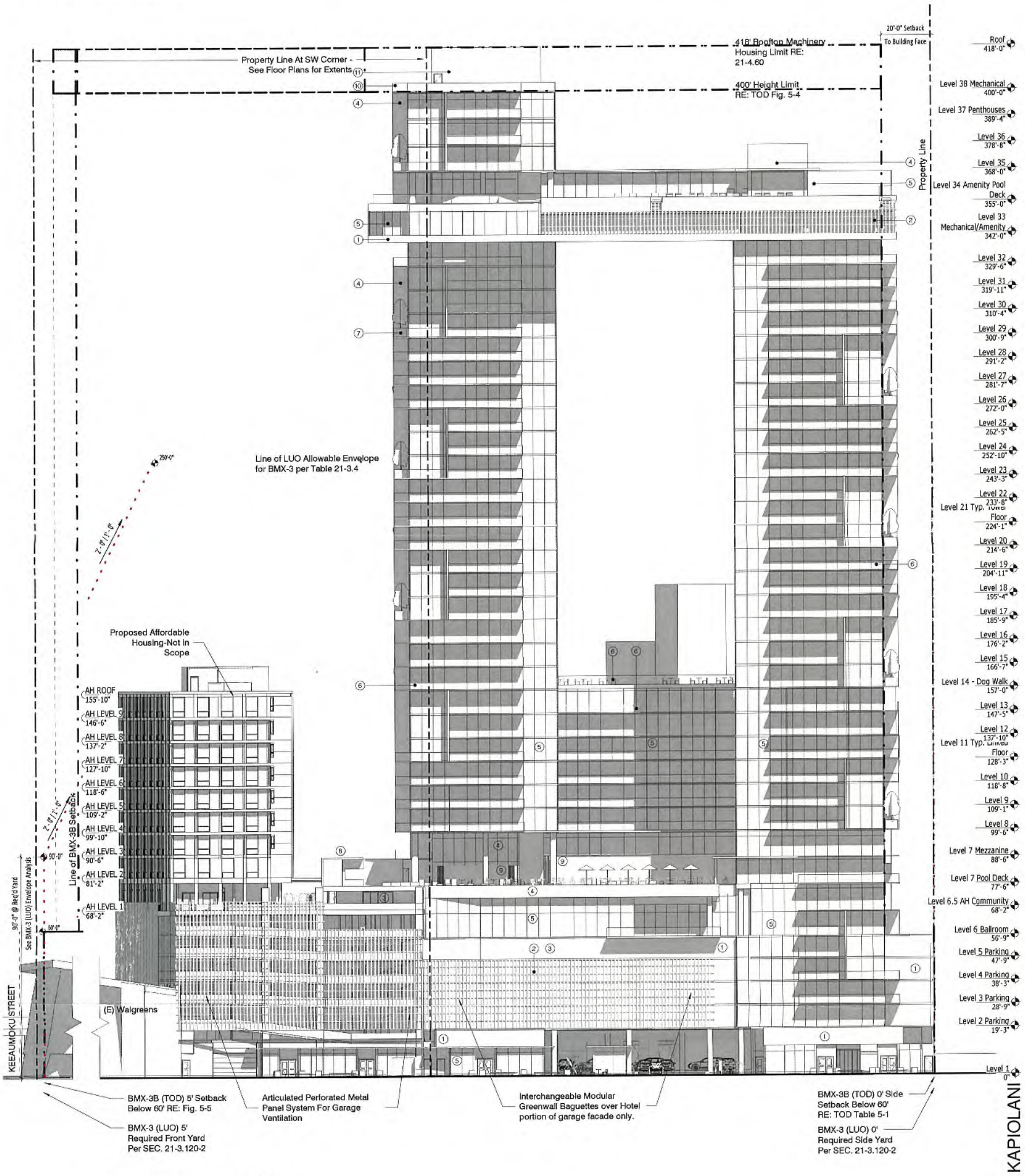
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



KAPIOLANI (SOUTH) ELEVATION
1" = 20'-0"

[au] workshop ARCHITECTS + PLANNERS | ahl. | MANA`OLANA

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

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

FIFTEEN HUNDRED KAPIOLANI

EAST ELEVATION

① DARK COLORED STONE OR METAL PANELS

② GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGUETTES

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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX

⑧ METAL PANEL MECHANICAL SCREEN

⑨ 42" GLASS GUARDRAIL

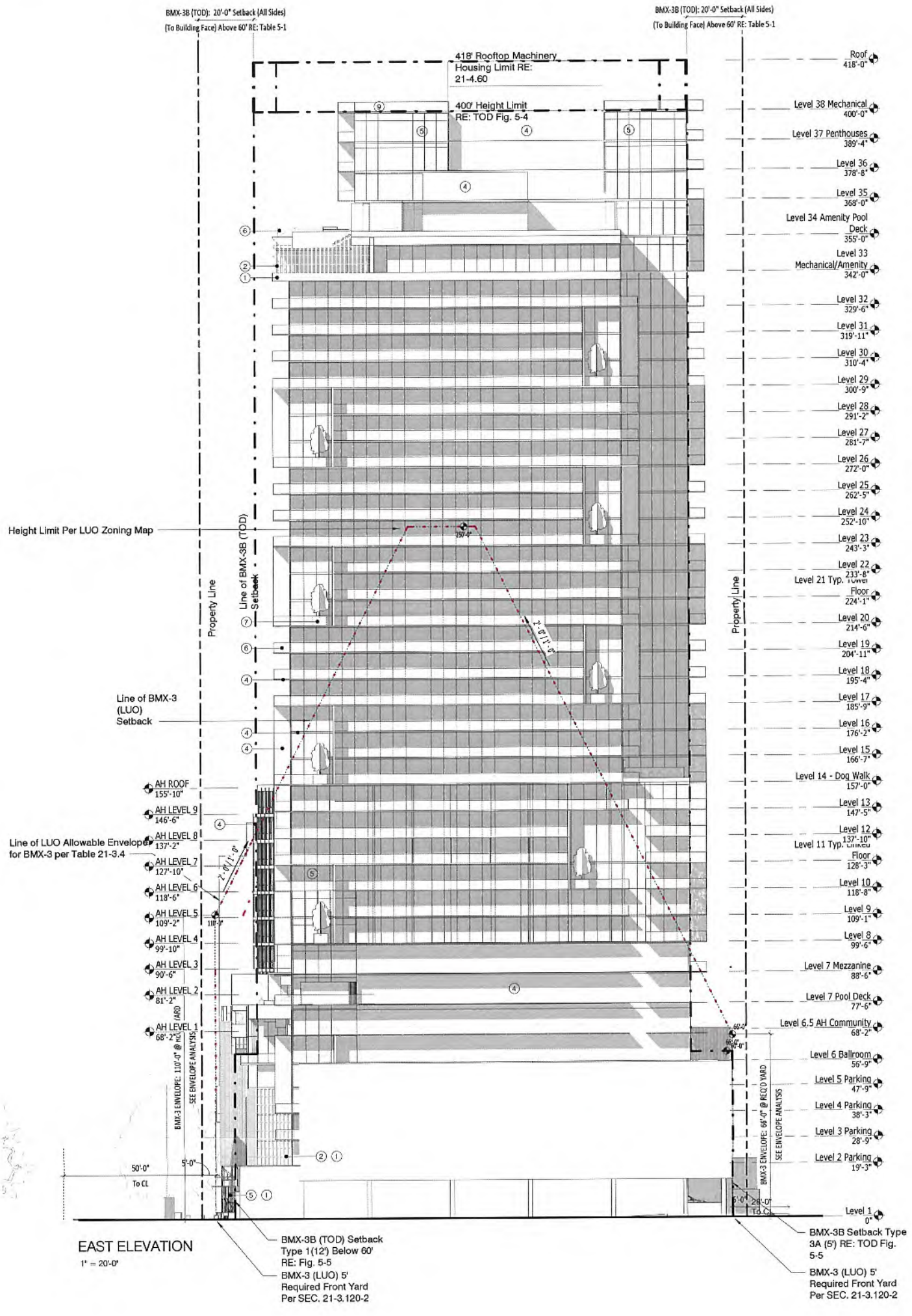
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



EAST ELEVATION
1" = 20'-0"

[au] workshop

ahl.

MANA`OLANA

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

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

FIFTEEN HUNDRED KAPIOLANI

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

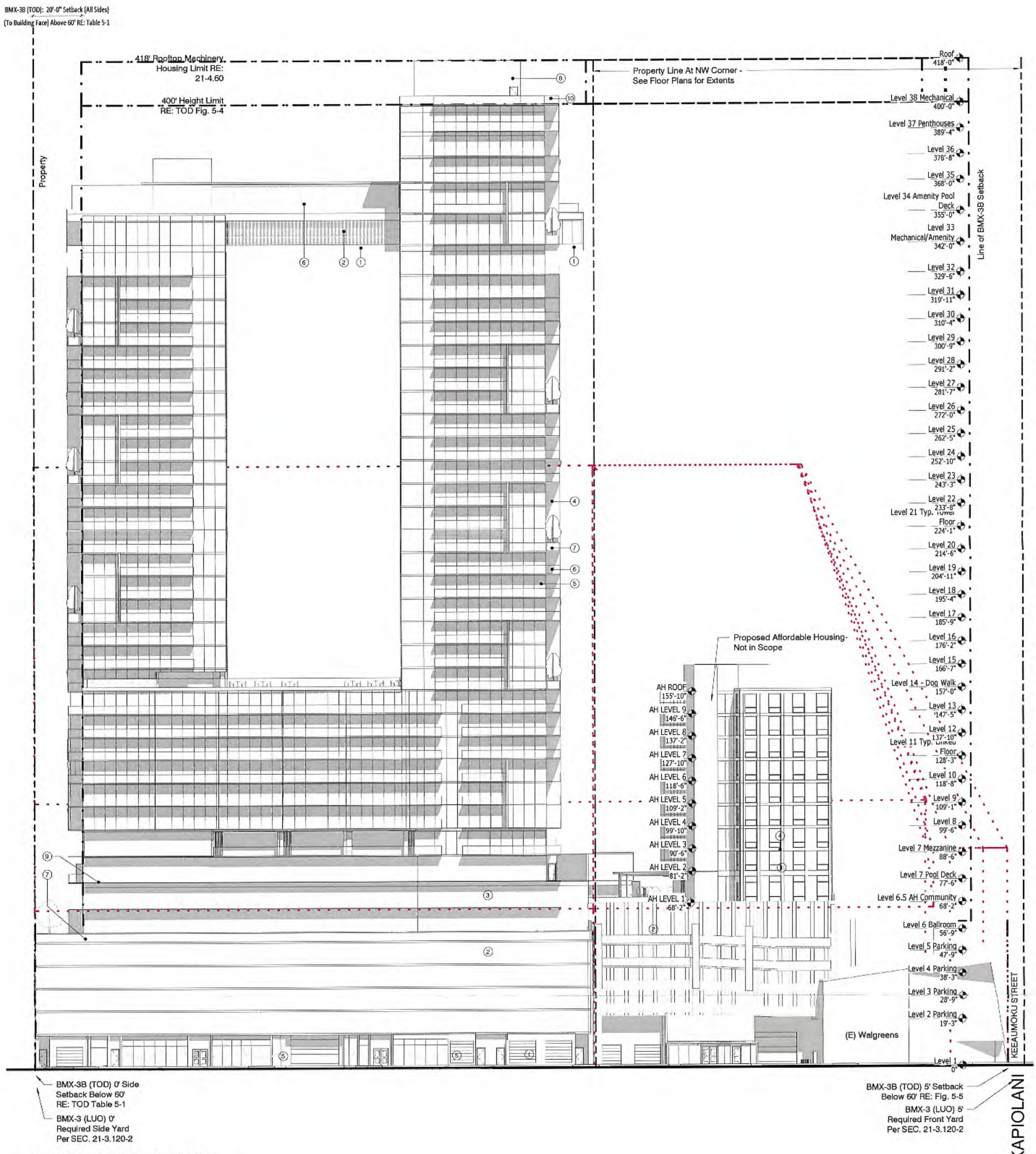
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



MAKALOA (NORTH) ELEVATION
1" = 20'-0"

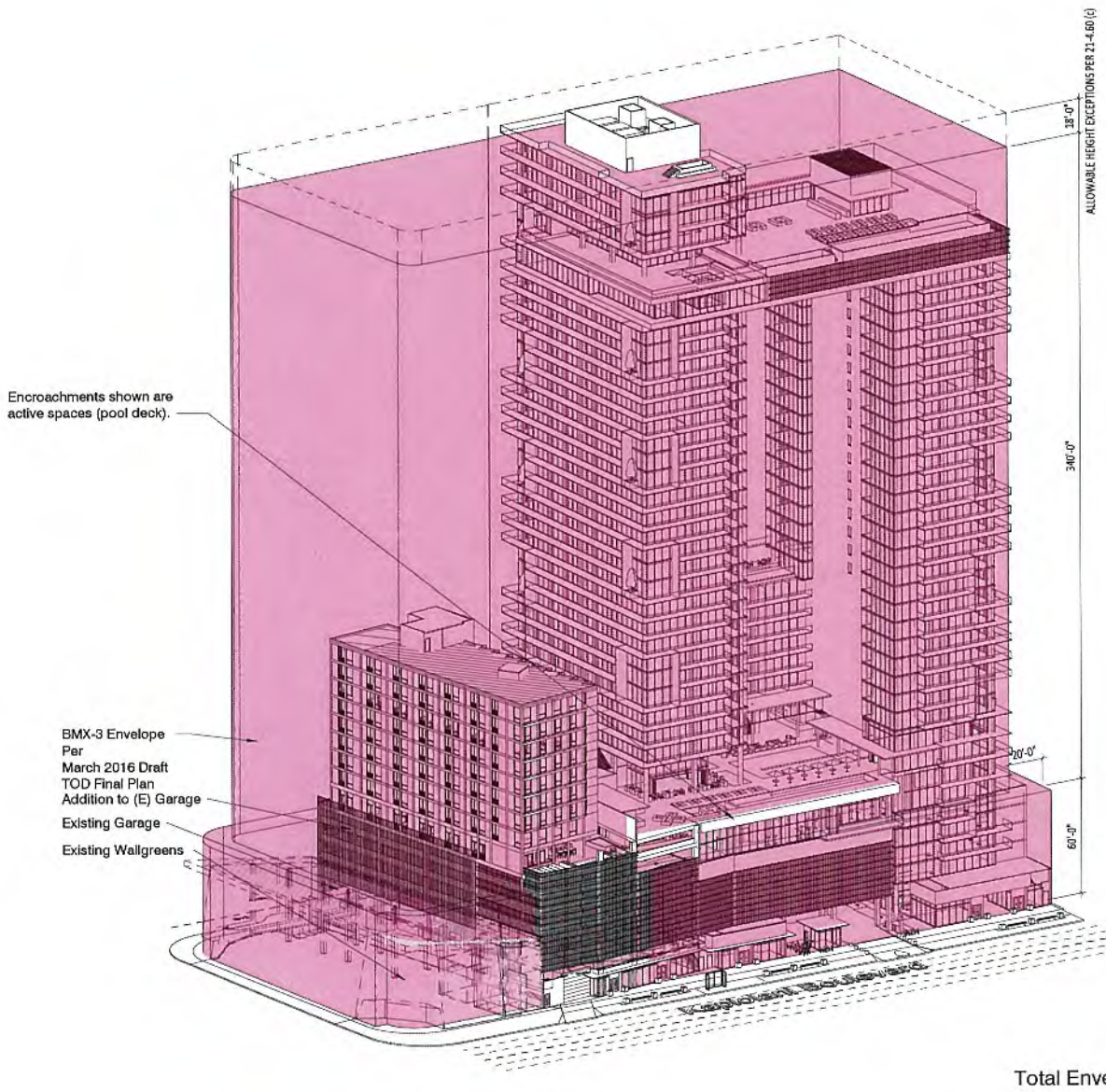
FIFTEEN HUNDRED KAPIOLANI

[au] workshop ahl. MANA`OLANA

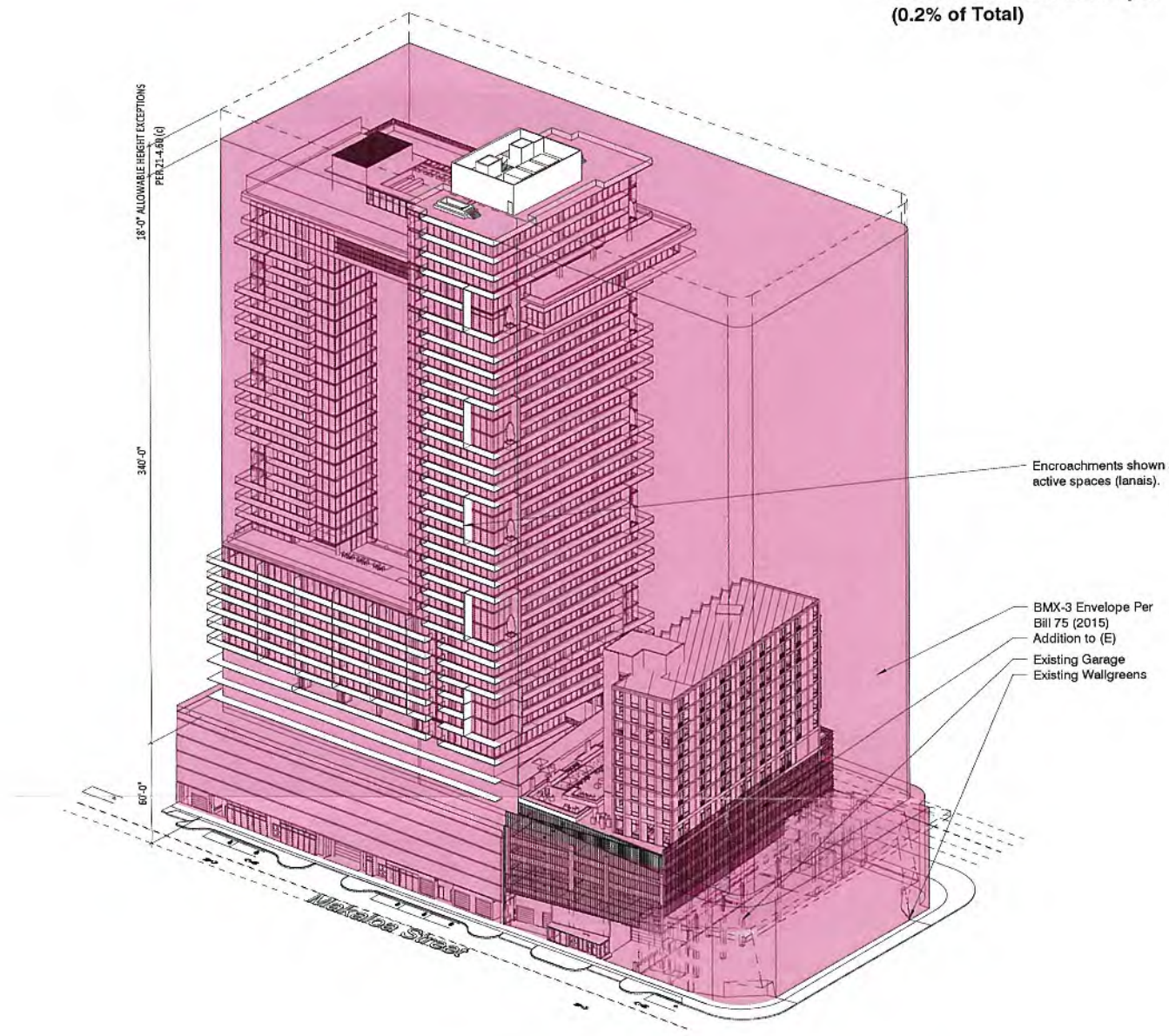
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

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

BMX-3B ENVELOPE ANALYSIS



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)	



[au] workshop

ahl.

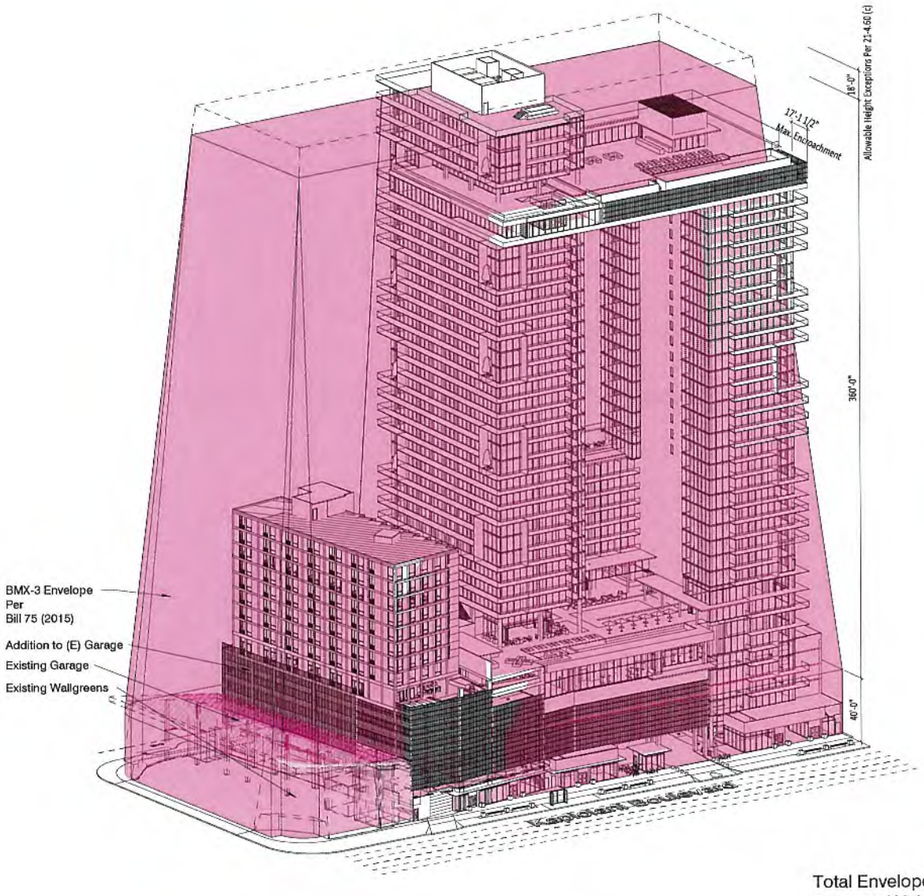
MANA`OLANA

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

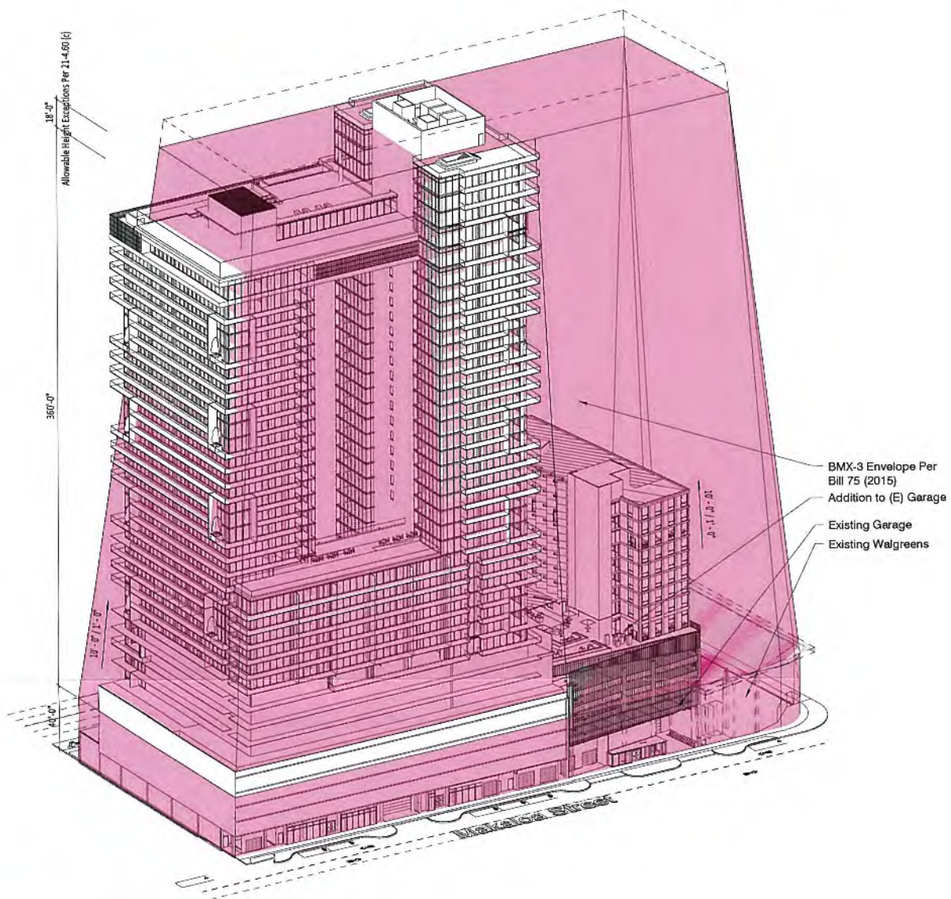
NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

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



Total Envelope Volume:	22,280,100 C.F.
Proposed Volume:	9,693,200 C.F.
(43.5% of Total)	
Volume outside of Envelope:	**366,400 C.F.**
(1.6% of Total)	



FIFTEEN HUNDRED KAPIOLANI

[au] workshop ahl. MANA`OLANA

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

NOT TO SCALE

VIEWS IN CONTEXT







[au] workshop ahl. MANA`OLANA

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

FIFTEEN HUNDRED KAPIOLANI



VIEW FROM SOUTHWEST

FIFTEEN HUNDRED KAPIOLANI

MANA`OLANA

ahl.

[au] workshop

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



VIEW ABOVE KAPIOLANI

FIFTEEN HUNDRED KAPIOLANI

MANA`OLANA

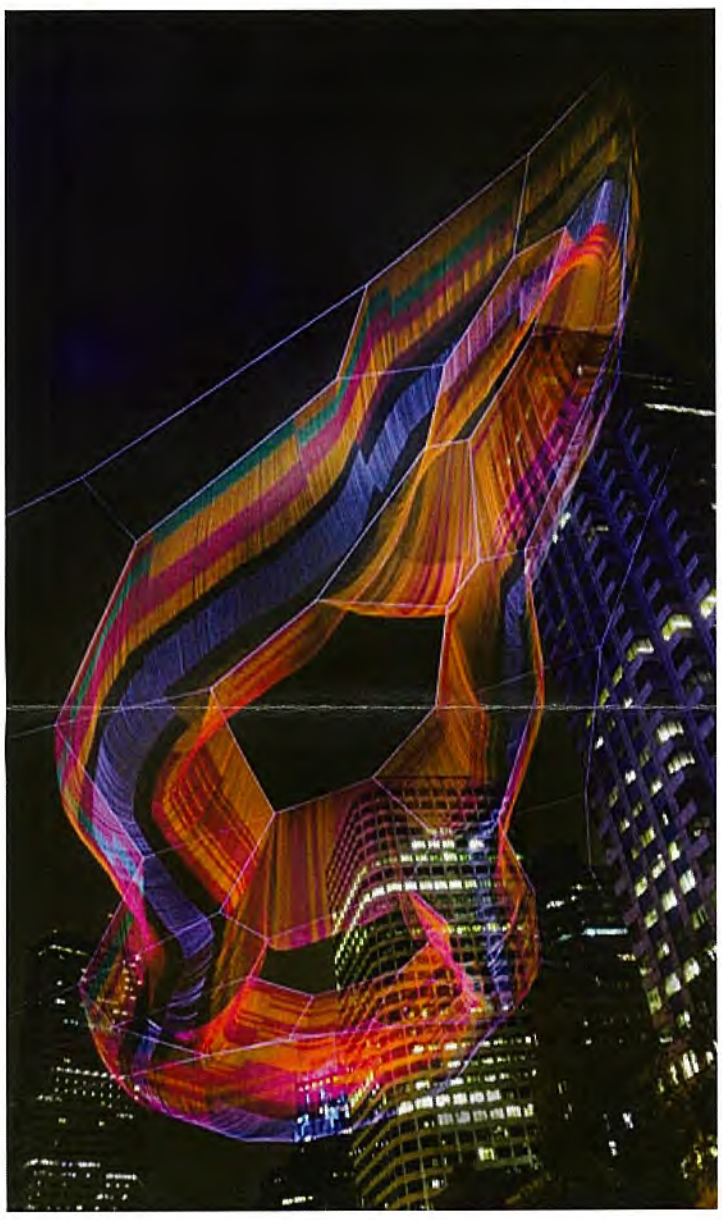
ahl. [au] workshop

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

ART CONCEPTS









[au] workshop

ahl.

MANA`OLANA

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

FIFTEEN HUNDRED KAPIOLANI

ahl.
[au] workshop
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017



FIFTEEN HUNDRED KAPIOLANI

SKY GARDEN



TOWER DETAIL

FIFTEEN HUNDRED KAPIOLANI

MANA`OLANA

ahl. workshop [au]

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

ahl. [au] workshop

MANA OLANA

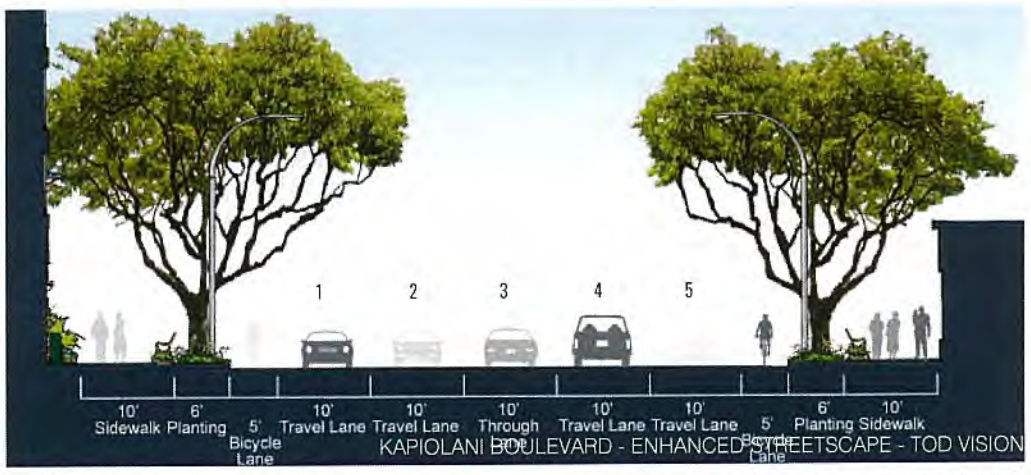
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

FIFTEEN HUNDRED KAPIOLANI

HOTEL POOL, RESTAURANT, AND AFFORDABLE HOUSING

STREETSCAPE CONCEPTS






ENTRY PLANTERS


BIKE SHARE STATION


KAPIOLANI BLVD. PLANTINGS


SIDEWALK SEATING - 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

[au] workshop ahl. MANA`OLANA



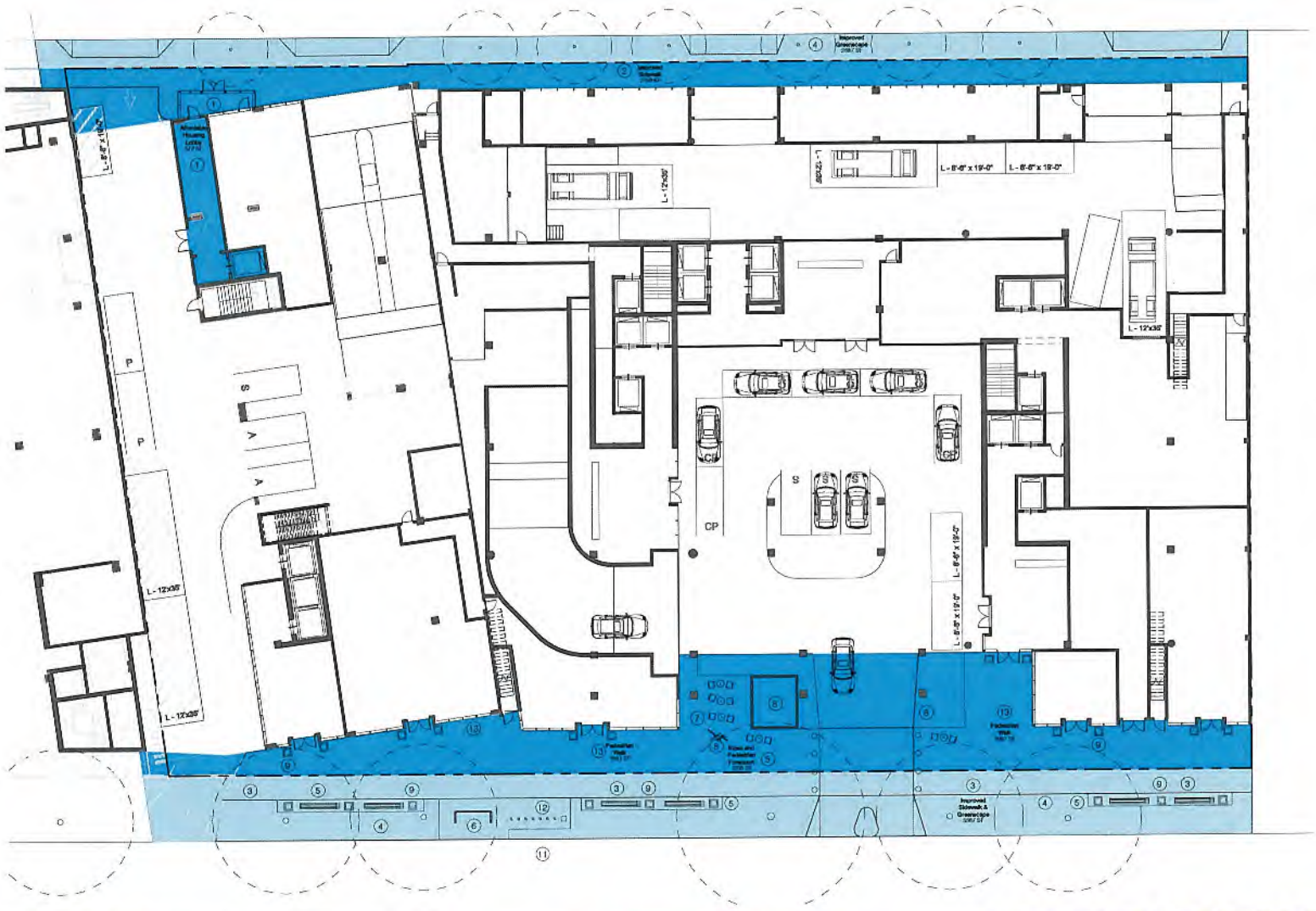
PEDESTRIAN VIEW ALONG KAPIOLANI

FIFTEEN HUNDRED KAPIOLANI

ahl.
[ah] workshop
MANA'OLANA

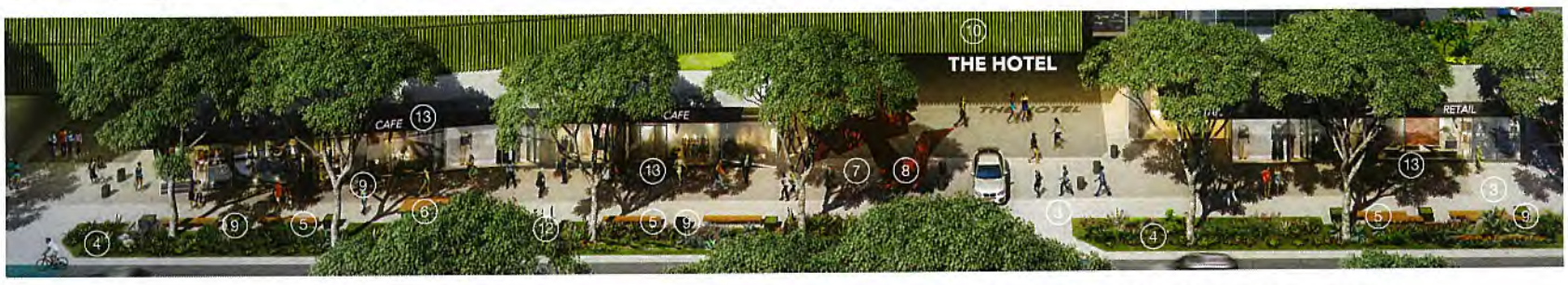
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

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)

[au] workshop ahl. MANA`OLANA

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

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

N

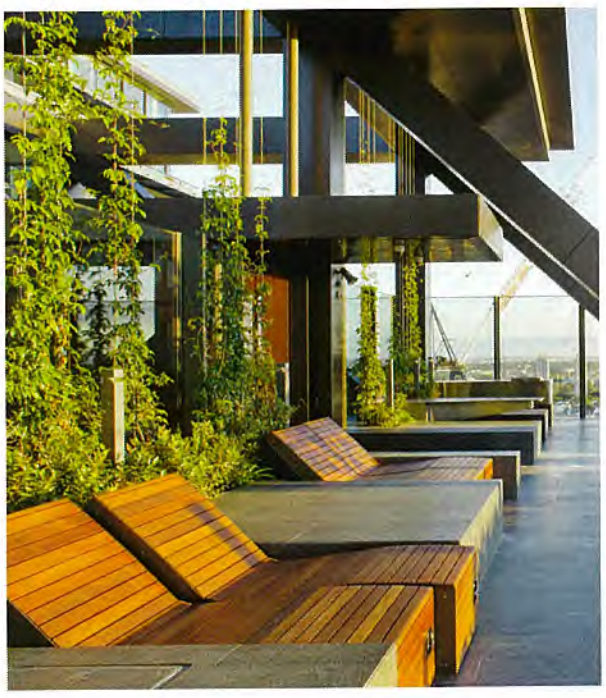
FIFTEEN HUNDRED KAPIOLANI

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 most U.S. Green Building Council LEED certification standards











[au] workshop ahl. MANA`OLANA

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

FIFTEEN HUNDRED KAPIOLANI

EXHIBIT 5

Resolution 20-170, CD1

(Adopted by City Council on August 19, 2020)

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-170, CD1

RESOLUTION

AMENDING RESOLUTION 17-221, CD1, TO EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT AT 1500 KAPIOLANI BOULEVARD.

WHEREAS, on September 16, 2017, the City Council, by adoption of Resolution 17-221, CD1, approved a conceptual plan for an interim planned development-transit ("IPD-T") project proposed by Manaolana AREP III Holdings, LLC (the "Applicant"), to redevelop 78,973 square feet of land zoned BMX-3 Community Business Mixed Use District in the Ala Moana Neighborhood Transit-Oriented Development ("TOD") Plan area, located at 1460, 1470, 1488, and 1500 Kapiolani Boulevard, formerly identified as Tax Map Key Nos. 2-3-021: 007 through 010, and now identified as Tax Map Key Nos. 2-3-021: 043 and 044, with a mixed use, condo-hotel, residential, and commercial project (the "Project"); and

WHEREAS, on December 26, 2017, the Department of Planning and Permitting ("DPP") reviewed and approved detailed plans for the Project by issuing a major special district permit pursuant Section 21-110-2(h) of the Revised Ordinances of Honolulu 1990 ("ROH"); and

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

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

WHEREAS the Applicant requests a three-year extension of the December 26, 2020 deadline to obtain a building permit for the Project, due to the COVID-19 pandemic's severe impacts on the community, economy, financial industry, and tourism industry, which have resulted in delays in obtaining Project funding and required permits; and

WHEREAS, the DPP, having considered the information provided by the Applicant regarding the requested extension of time, completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication 499 (2020), which is incorporated herein by this reference; and

RESOLUTION

WHEREAS, the City Council, having received the findings and recommendation of the DPP on July 9, 2020, and having duly considered the matter, desires to approve the requested three year extension of time to obtain a building permit for the Project, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 17-221, CD1, is amended to extend the deadline to obtain a building permit for the Project to December 26, 2023, subject to the following conditions:

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

1. Conform to the conceptual plan for the Project approved under Resolution 17-221, CD1;

2. Comply with the conditions of approval set forth in Resolution 17-221, CD1; and

3. Comply with the conditions of approval set forth in the Project's special district permit.

Changes to the Project that do not significantly alter the size or nature of the Project and remain in conformance with the conceptual plan and all conditions of approval will be processed in accordance with Condition U of Resolution 17-221, CD1. Any significant modification to the size or nature of the Project will require a new IPD-T permit application and special district permit. A change of use of the condominium-hotel units to multi-family dwelling units will be considered a significant modification and a change to the conceptual plan.

B. Within one year after the date of adoption of this resolution, the Applicant shall submit to the DPP for review and approval updated plans required under Condition 2 of the Project's special district permit, which demonstrate compliance with LUO requirements; Resolution 17-221, CD1, conditions; and transit-oriented development regulations.

C. Within two years after the date of adoption of this resolution, the Applicant shall submit to the DPP for review and approval a draft affordable housing agreement required under Condition 5 of the Project's special district permit, which demonstrates compliance with the affordable housing requirements of Condition F of Resolution 17-221, CD1.

RESOLUTION

D. The DPP Director may amend the conditions in the Project's special district permit to implement the conditions in this resolution; and

BE IT FURTHER RESOLVED that all other provisions of Resolution 17-221, CD1, are ratified and confirmed, and remain in full force and effect; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Manaolana AREP III Holdings LLC, 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California, 90025-7201; and Keith Kurahashi, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii, 98619-3494.

INTRODUCED BY:

Ikaika Anderson (br)

DATE OF INTRODUCTION:

July 10, 2020
Honolulu, Hawaii

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 20-170, CD1

Introduced:	07/10/20	By:	IKAIKA ANDERSON – BY REQUEST	Committee:	ZONING, PLANNING AND HOUSING

Title: RESOLUTION AMENDING RESOLUTION 17-221, CD1, TO EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT AT 1500 KAPIOLANI BOULEVARD

Voting Legend: * = Aye w/Reservations

07/16/20	ZONING, PLANNING AND HOUSING	CR-183 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM. 4 AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS. 1 EXCUSED: MANAHAN.
08/19/20	COUNCIL	CR-183 AND RESOLUTION 20-170, CD1 AS AMENDED WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI. 1 ABSENT: WATERS.

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

IKAIKA ANDERSON, CHAIR AND PRESIDING OFFICER

EXHIBIT 6

Resolution 17-221, CD1

(Adopted by City Council on September 17, 2017)

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 17-221, CD1

RESOLUTION

APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE 1500 KAPIOLANI CONDO-HOTEL AND RESIDENTIAL DEVELOPMENT PROJECT.

WHEREAS, on April 17, 2017, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Numbers 2017/SDD-24) of Manaolana AREP III Holdings, LLC (the "Applicant') for an interim planned development-transit ("IPD-T") permit to redevelop 78,973 square feet of land with a mixed use, condo-hotel, residential, and commercial project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed Use District, located at 1460, 1470, 1488, and 1500 Kapiolani Boulevard, and identified as Tax Map Key Nos. 2-3-021: 007 through 010, as shown on Exhibits A-1 through A-3 (the "Project"); and

WHEREAS, the Project is proposed to include the demolition of the existing mid-rise Heald College building and parking structure; the development of one 350-foot, 34-story tower, and one 400-foot, 37-story tower, connected with a sky garden at the 350-foot level, and built over a seven-story high building podium, with 444 full-service hotel units and six residential penthouse units; "air rights" for a 156-foot high tower over the existing Walgreens parking structure, with 68 affordable rental units; indoor and outdoor amenities; 517 parking spaces; 157 bicycle parking spaces; retail, eating, and drinking establishments; publicly-accessible ground-level improvements; and various right-of-way improvements; and

WHEREAS, on June 28, 2017, the DPP held a public hearing, which was attended by five representatives of the Applicant and its agent, and approximately 40 members of the public; testimony was offered by 10 members of the public at the hearing; and

WHEREAS, on August 11, 2017, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines established in Section 21-2.110-2 and 21-9.100-5 of the Land Use Ordinance ("LUO"), completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication 602 (2017); and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits B-1 through B-5, C-1 through C-15, D-1 through D-6, E-1 through E-5, and F-1 through F-4, and is further described in Departmental Communication 602 (2017), all of which are incorporated herein by this reference; and

RESOLUTION

WHEREAS, the City Council, having received the findings and recommendation of the DPP on August 14, 2017, and having duly considered the matter, desires to approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the conceptual plan for the IPD-T Project is approved subject to the following conditions:

A. The maximum permitted floor area for the site is 727,725 square feet (floor area ratio ("FAR") of approximately 9.215).

B. The maximum height of the Project is 400 feet. Rooftop structures must conform to Land Use Ordinance ("LUO") Section 21-4.60(c).

C. The minimum number of off-street parking spaces for the Project is 274 spaces. The maximum number of off-street parking spaces for the Project is 537 spaces. The required minimum number of loading spaces may be reduced to seven loading spaces, at least half of which must be full-sized loading areas. The loading stalls identified in the porte-cochere that are not full sized must be adequately screened from public view.

D. The required yard (buildable area boundary) for the Project is as follows: five feet along Keeaumoku Street (existing), five feet along Makaloa Street, 12 feet along Kapiolani Boulevard, and no setback along the common property line. Only existing structures, converted existing structures, awnings, or architectural features approved by the DPP may encroach into these required yards. A minimum of 65 percent of the building façades or pedestrian-friendly features along Kapiolani Boulevard and Makaloa Street must be sited on the buildable area boundary line.

E. The height setback must be a continuous plane from the buildable area boundary line to a height of 60 feet, at which point buildings must be set back 20 feet. Building encroachments into the height setback must be active spaces (lanais, balconies, passive recreation, or eating establishments), or must be screened by a green wall, as shown in the exhibits and plans.

F. The Applicant shall provide a minimum of 78 affordable units, consisting of studio, one-bedroom, and two-bedroom units, to be available for rental to households with incomes not exceeding 80 percent of the area median income for a minimum period of 60 years, as generally shown in the Exhibits attached hereto. A building permit for the required affordable housing units must be

issued prior to the approval of a certificate of occupancy for the hotel use and penthouse residential units.

G. The Applicant shall provide a safe, well-lit, paved pedestrian pathway from Kapiolani Boulevard to Makaloa Street through the Project. The current pathway through the loading zone must be relocated, and a ground floor pedestrian connection between the hotel lobby and Makaloa Street should be considered.

H. The Applicant shall be responsible for installing sharrows on Makaloa Street in both directions between Keeaumoku Street and Kaheka Street. The Applicant shall execute an agreement with the Department of Transportation Services ("DTS") relating to the design, delivery timeline, and implementation details (including responsibility for associated costs) of sharrows on Makaloa Street.

I. Prior to the submittal of a building permit application, the Applicant shall:

1. Complete an agreement with Bikeshare Hawaii to implement, fund, construct, and maintain an on-site bikeshare station with a minimum of 20 docking stations, or as deemed appropriate by Bikeshare Hawaii. The bikeshare station must be relocated onto the publicly-accessible private property portion of the Project site, and should not encroach on the location of the bus stop. The Applicant shall provide a flat surface in an acceptable location, approximately 550 square feet in size (50 feet by 11 feet), located in an area that receives at least four hours of sunlight per day (for the bike share station photovoltaic panels).

2. Submit an updated wind study and wind tunnel test, which quantifies the wind conditions and the effectiveness of the proposed wind mitigation strategies identified in the initial wind study dated December 26, 2016. The Applicant shall implement the recommendations of the updated wind study.

3. Submit revised plans for approval by the DPP showing:

a. Activation of the areas along the perimeter of the parking podium fronting Kapiolani Boulevard and Makaloa Street. These may include open lanais, eating and drinking establishments, or green walls.

b. Unless the DPP and the DTS agree that the exit only loading driveway on Makaloa Street may remain, this exit only loading

driveway must be removed. Service vehicles must exit from another location, such as the existing one-way driveway entrance to the loading area, and all maneuvering and loading activities must be contained on the Project site.

c. A screening hedge or similar plantings buffering the two small plazas from nearby parking and loading inside the porte-cochere, and showing that all loading zones are adequately screened from public view.

d. A redesigned ground floor that better complies with the five-foot build-to-line requirement along Makaloa Street, and incorporates a safe and well-lit pedestrian connection between Makaloa Street and Kapiolani Boulevard.

e. A tower height setback along the side property line of at least 20 feet from the tower face to the property line.

f. An at-grade expansion of the sidewalk, using the same material and paver colors used for the sidewalks along Kapiolani Boulevard and Makaloa Street, and continuing across all Project driveways.

g. Treatment of existing monkeypod trees along Kapiolani Boulevard, including relocation of removed trees to another location along Kapiolani Boulevard to maintain a consistent canopy, subject to approval from the Department of Parks and Recreation.

4. Submit a revised parking plan for approval by the DPP to confirm:

a. The number of off-street parking spaces.

b. That the redesigned parking and loading areas allow all vehicles to enter and exit the Project in a forward manner.

5. Submit a bicycle parking plan for approval by the DPP to identify:

a. A minimum of 157 bicycle parking spaces, 21 of which must be conveniently located on the ground floor, on publicly-accessible private property portion of the Project site, and near entrances to the various establishments.

b. The new location of the on-site bikeshare station.

J. Prior to approval of a building permit for demolition of existing structures, the Applicant shall provide the following:

1. An updated Traffic Impact Study ("TIS"), or separate analysis, confirming the need for two all-pedestrian (or "Barnes") crosswalks at the intersections of Kapiolani Boulevard and Keeaumoku Street, and Makaloa and Keeaumoku Streets. The updated TIS must also evaluate the installation of a leading pedestrian interval intersection, bulb-outs along Makaloa Street where street parking is to be retained, and realignment of lanes along Kapiolani Boulevard and Keeaumoku Street to include bicycle lanes.

   The Applicant shall be responsible for installing the above-mentioned signal phases, right-of-way improvements, and lane use changes; and the Applicant shall execute an agreement with DTS relating to the design, delivery timeline, and implementation details (including responsibility for associated costs) related thereto.

2. A timeline or phasing plan of the anticipated dates to obtain major building permit(s) for demolition/construction work, including the projected date of occupancy, in a format acceptable to the DPP. The timeline should identify when the Construction Management Plan ("CMP"), the Traffic Management Plan ("TMP"), and updates and/or validation to the findings of the TIS dated February 2017, will be submitted for review and approval. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) CO. The TIS, including supplemental studies or subsequent updates, should be submitted and approved prior to the commencement of each major phase of work, as required. A new TIS may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.

   A post TIS will be required approximately one year after a certificate of occupancy ("CO") is issued to validate traffic projections, distribution and assignment contained in the initial TIS. The Applicant shall implement all additional traffic mitigation measures identified in the post TIS.

3. The CMP shall identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities. The CMP must identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans must also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

4. The TMP must include Traffic Demand Management ("TDM") strategies to minimize the amount of vehicular trips for daily activities by residents and employees. TDM strategies may include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives, and other similar TDM measures. A pedestrian and bicycle circulation plan must also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to complete streets initiatives. A post TMP will be required approximately one year after a CO is issued to validate the relative effectiveness of the various TDM strategies identified in the initial report.

K. The Applicant shall coordinate with the DTS to:

1. Design, build, and maintain a new bus stop and shelter on Kapiolani Boulevard at no cost to the City.

2. Show compliance with Complete Streets policies.

3. Realign signals and consider future lane alignments on Kapiolani Boulevard and Keeaumoku Street to incorporate bicycle lanes.

4. Add bulb-outs along Makaloa Street where street parking is to be retained.

5. Adequately mitigate safety concerns of the exit-only loading driveway off Kapiolani Boulevard.

6. Ensure that all access driveways are designed with the highest pedestrian and bicycle safety measures in place.

L. The Applicant shall coordinate with the State Department of Transportation to review any updated studies, which must include a study of the possible impacts on the Ala Moana Boulevard, which is a State maintained urban principal arterial roadway.

M. Prior to applying for any permit for ground disturbance, the Applicant shall prepare and submit an archaeological inventory survey with subsurface testing to the Department of Land and Natural Resources, State Historic Preservation Division ("SHPD") for review and approval.

N. In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work must cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery must stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.

O. The Applicant shall be responsible for the coordination with applicable public agencies and compliance with applicable regulations for the construction of the proposed Project.

P. The Applicant shall be responsible for the maintenance of all constructed improvements not otherwise accepted by the City or State for maintenance.

Q. Approval of this Resolution does not constitute compliance with other LUO or governmental agency requirements, including but not limited to building permit approval. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.

R. The Project must receive a building permit for the Project within two years of the date the Special District Major permit for the Project is issued. Failure to obtain a building permit within this period will render null and void this Resolution and all

approvals issued hereunder, provided that this period may be extended as follows:

1. The Director of the DPP may extend this deadline if the Applicant demonstrates good cause, but the deadline cannot be extended beyond one year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion.

2. If the Applicant requests an extension beyond one year from the initial deadline and the Director finds that the Applicant has demonstrated good cause for the extension, the Director shall prepare and submit to the Council a report on the proposed extension, which must include the Director's findings and recommendations thereon and a proposed resolution approving the extension. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the Director's report, or (ii) The Applicant's then-existing deadline for obtaining a building permit; the extension will be deemed denied.

S. The Project must conform to the conceptual plan approved hereby and all conditions established herein. Any changes to the conceptual plan will require a new application and approval by the Council. The DPP Director may approve changes to the Project that do not significantly alter the size or nature of the Project, if the changes remain in conformance with the conceptual plan and the conditions herein. Any increase in height or density of the Project will be considered a significant alteration and a change to the conceptual plan; and

BE IT FURTHER RESOLVED that the Council finds as follows with respect to the conceptual plan for the Project, as conditioned herein:

A. The Project concept, as a unified plan, is in the general interest of the public;

B. The requested Project boundaries and requested flexibility with respect to development standards and use regulations relating to density (floor area), height, street centerline height setbacks, front yards, landscaping requirements, parking requirements, and permitted uses are consistent with the objectives of transit-oriented development and the provisions enumerated in ROH Section 21-9.100-4;

C. The requested flexibility with respect to development standards and use regulations relating to density (floor area), height, street centerline height setbacks, front yards, landscaping requirements, parking requirements, and permitted uses is commensurate with the public amenities and community benefits proposed; and

D. The public amenities proposed will produce timely, demonstrable benefits to the community, support transit ridership, and implement the vision established in ROH Section 21-9.100-4; and

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 17-221, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Manaolana AREP III Holdings, LLC, 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California 90025-7201; and Keith Kurahashi, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 98619-3494.

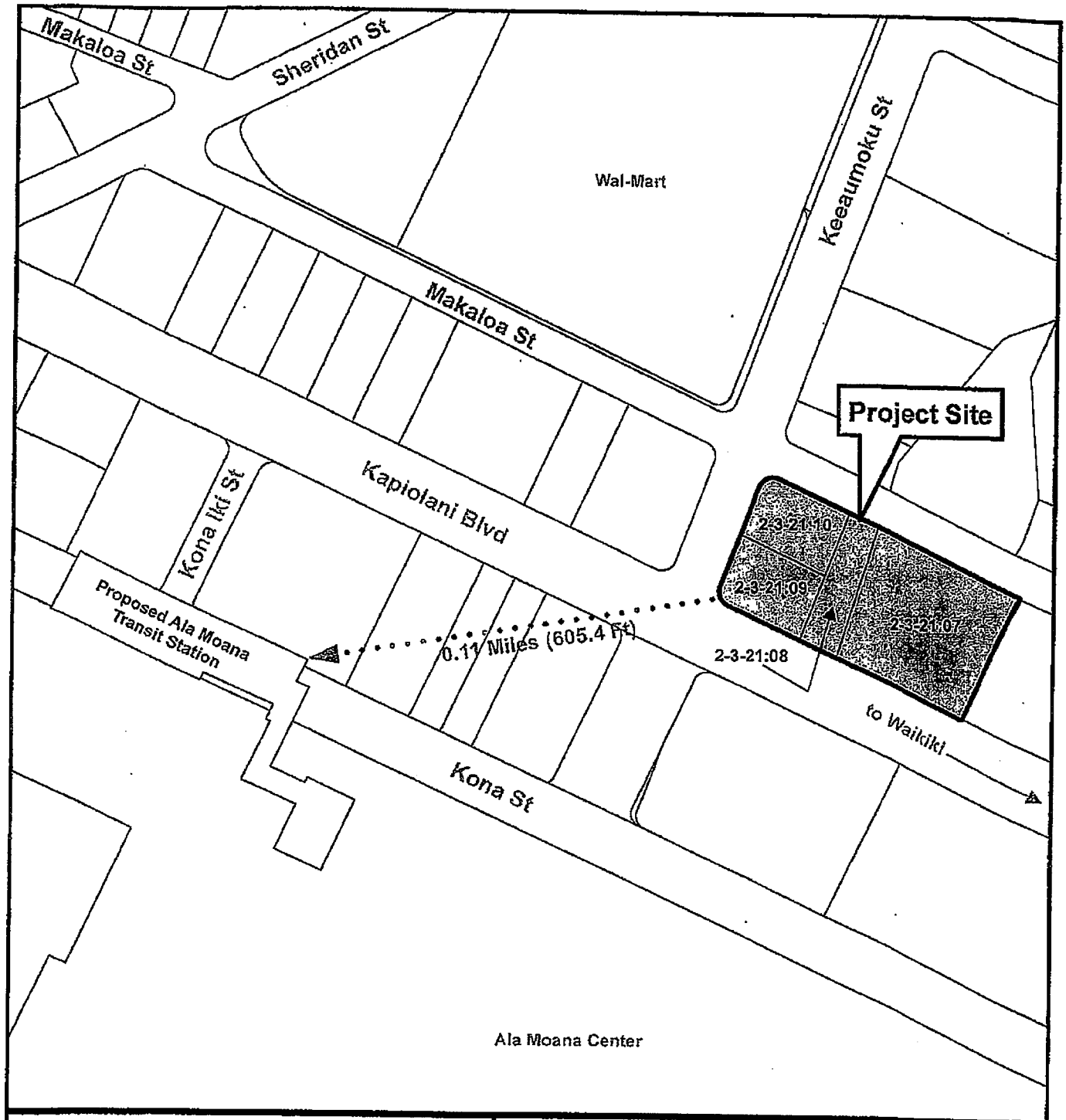
INTRODUCED BY:

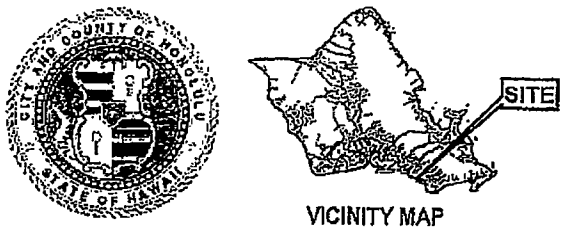
Ron Menor (br)

DATE OF INTRODUCTION:

August 15, 2017
Honolulu, Hawaii

Councilmembers





VICINITY MAP

0 100 200 400

Scale in Feet

LOCATION MAP
MAKIKI-ALA MOANA

TAX MAP KEY(S): 2-3-21; 07,08,09,10

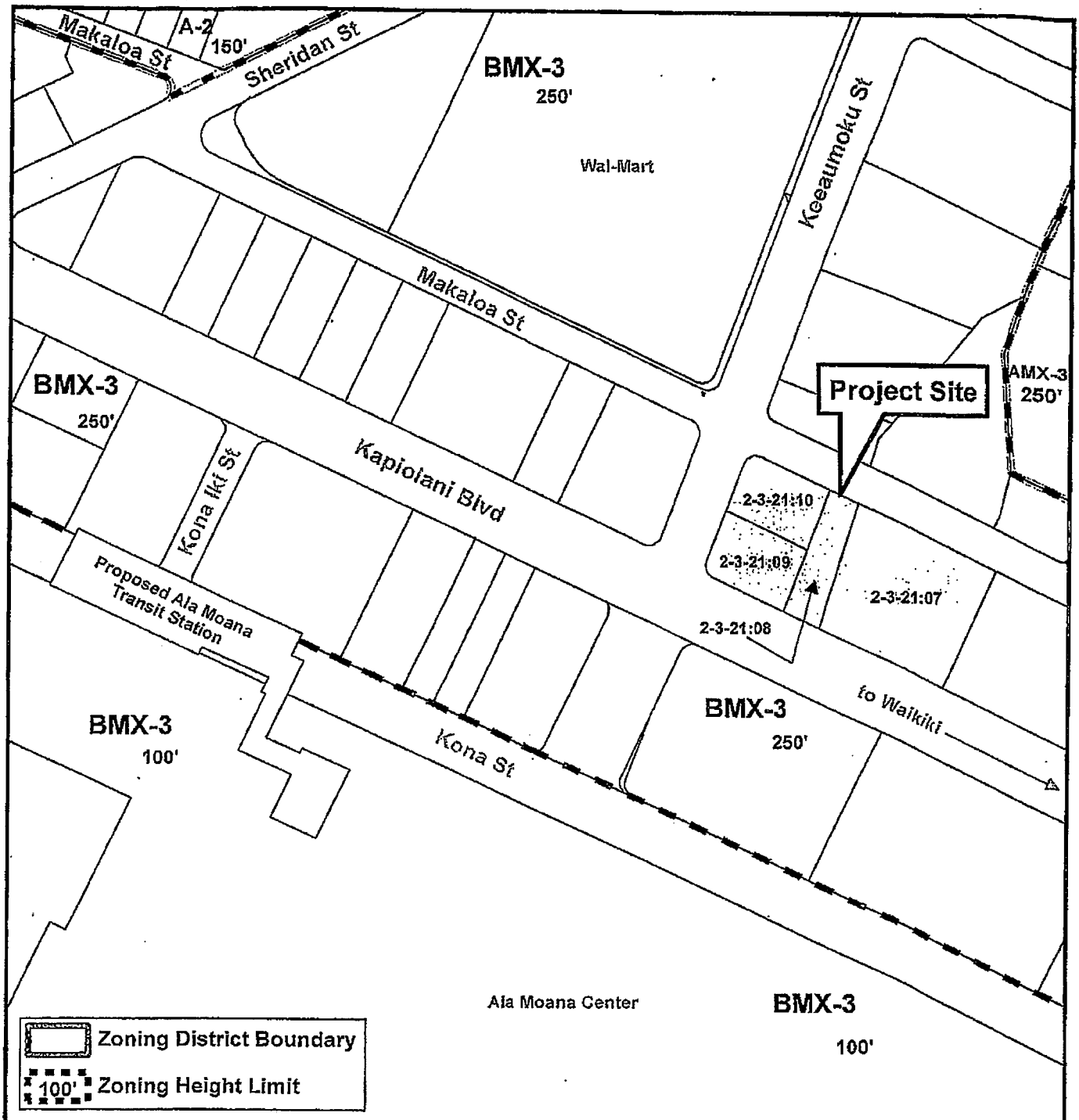
FOLDER NO.: 2017/SDD-24

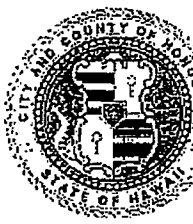
Exhibit A-1

Prepared by: Department of Planning and Permitting
City and County of Honolulu

Date Prepared: 4/2017

Copyright City & County of Honolulu
All Rights Reserved 2017







VICINITY MAP

0 100 200 400

Scale in Feet



Portion of

ZONING MAP
MAKIKI-ALA MOANA

TAX MAP KEY(S): 2-3-21; 07,08,09,10

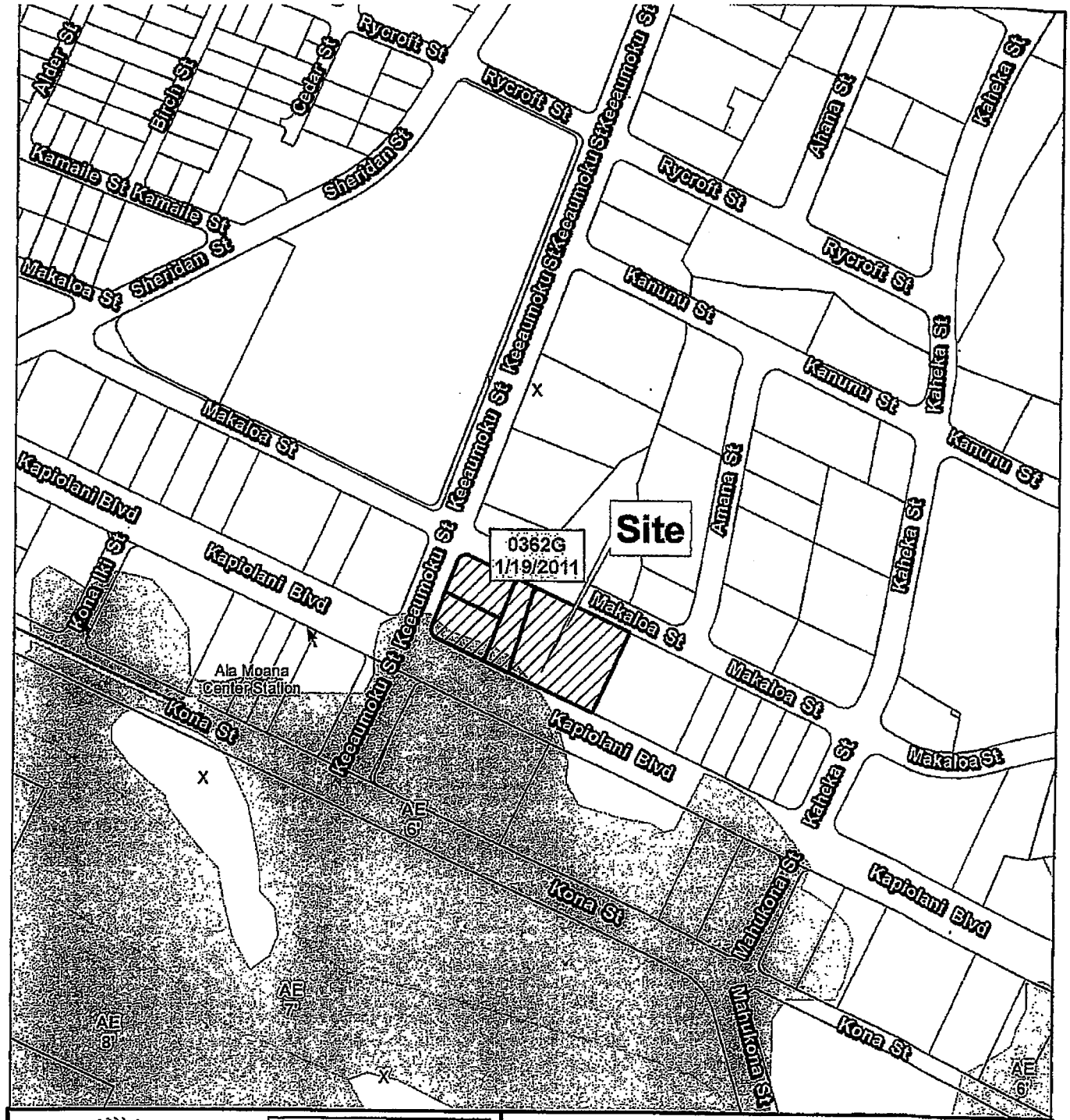
FOLDER NO.: 2017/SDD-24

Exhibit A-2

Prepared by: Department of Planning and Permitting
City and County of Honolulu

Date Prepared: 4/2017

Copyright City & County of Honolulu
All Rights Reserved 2017



SITE

VICINITY MAP

8040 0 80 160 240 320

Scale in feet

Flood Map
Ala Moana Neighborhood
1500 Kapiolani IPD-T

TAX MAP KEY(S): 2-3-021: 007 through 010

FILE NO.: 2017/SDD-24

Exhibit A-3

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: July 2017

Copyright City & County of Honolulu
All Rights Reserved 2016

Exhibit B-1

Demo Plan

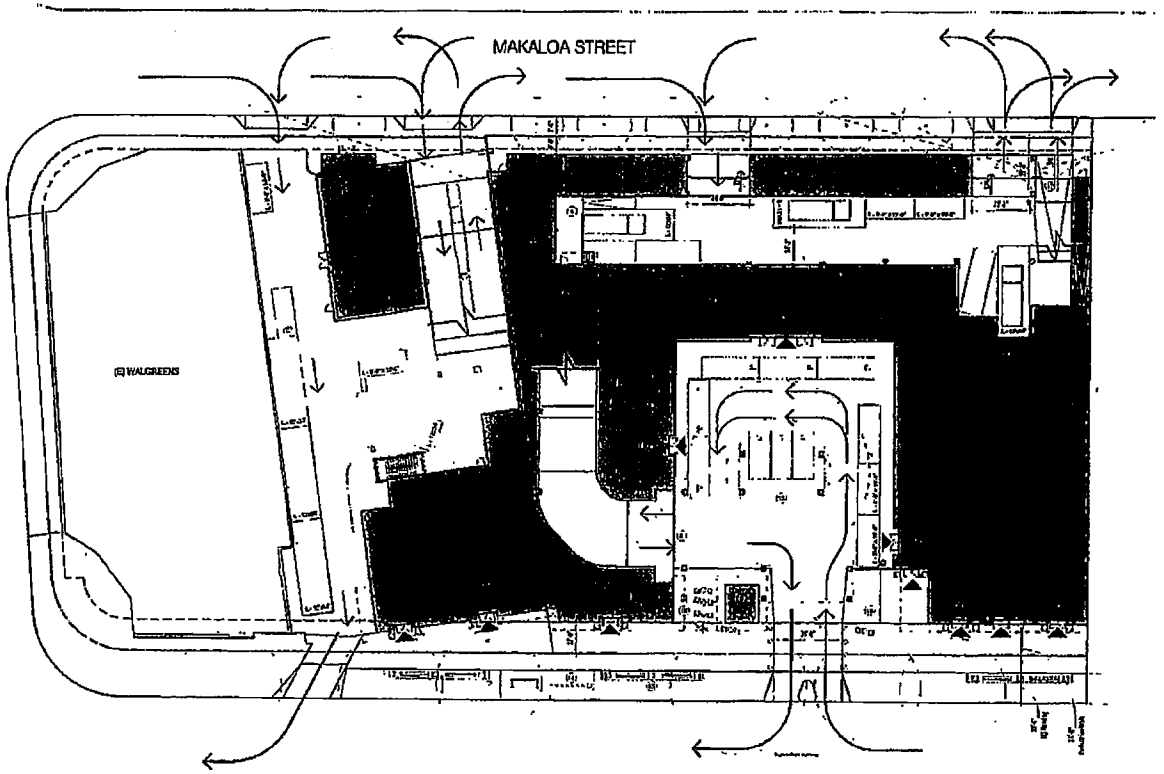
FIFTEEN HUNDRED KAPIOLANI

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

DEMOLITION PLAN

ahl.
MANA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit B-2



Site Plan

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. RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BIKE SHARE
15. PEDESTRIAN BENCHES
16. FIRE CONTROL ROOM
17. BACK OF HOUSE
18. PUBLIC PLAZA/ARKLET

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 20'-0"

SITE PLAN

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit B-3

Level 1 Ground Floor Open Space

ahl.

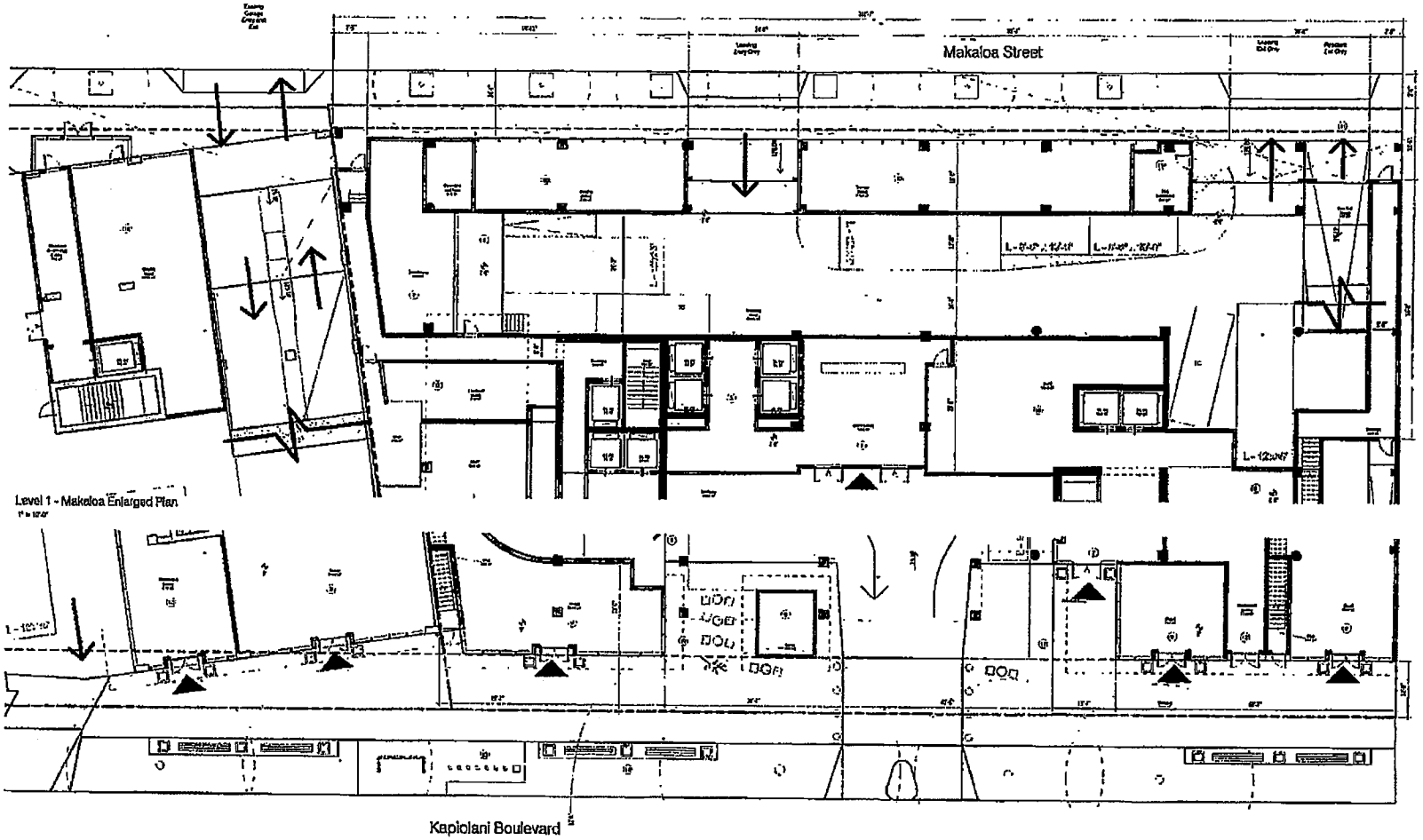
MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

GROUND FLOOR OPEN SPACE PLAN

Exhibit B-4



Level 1 - Makaloa Enlarged Plan

Level 1 - Kapiolani Enlarged Plan

HOTEL ENTRY	TRANSFORMER ROOM	BIKE SHARE
RESIDENTIAL LOBBY	RAMP TO PARKING	PEDESTRIAN BENCHES
ELEVATORS TO LOBBY LEVEL	RETAIL	FIRE CONTROL ROOM
RESIDENTIAL LOADING DOCK	SERVICE RETAIL	BACK OF HOUSE
HOTEL LOADING DOCK	RESIDENT EXIT ONLY	PUBLIC PLAZA/PARKLET
ELECTRICAL ROOM	RESTAURANT LOBBY	

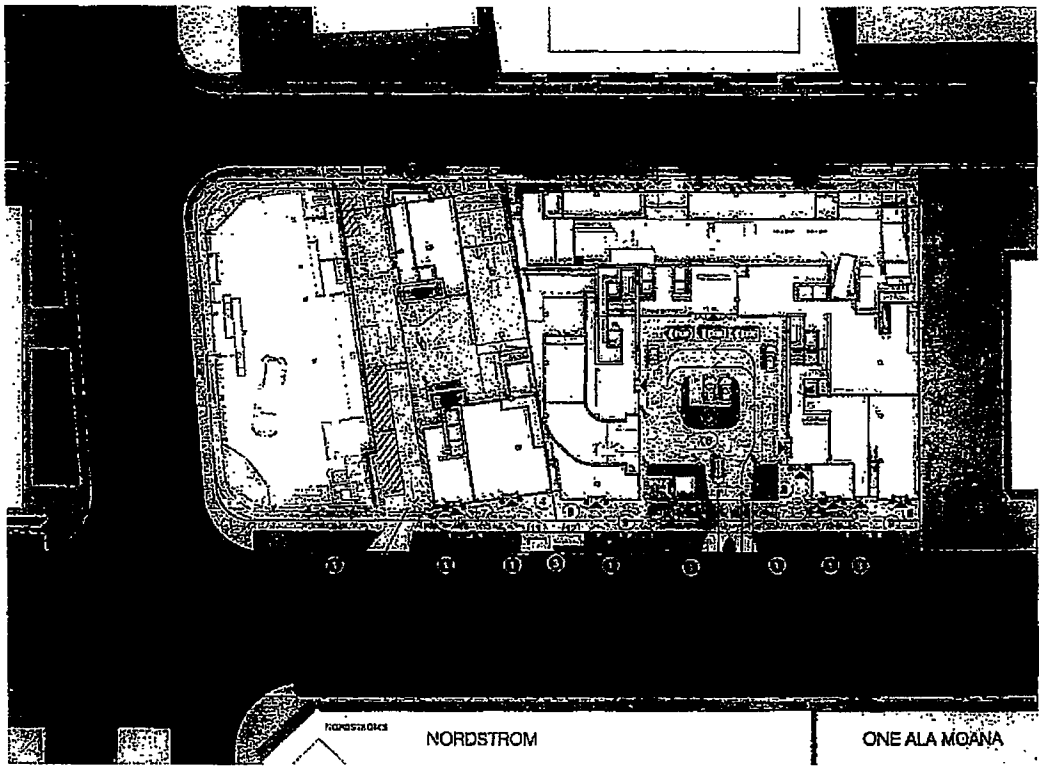
FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS

ahl
MANA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

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 W.TH 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.

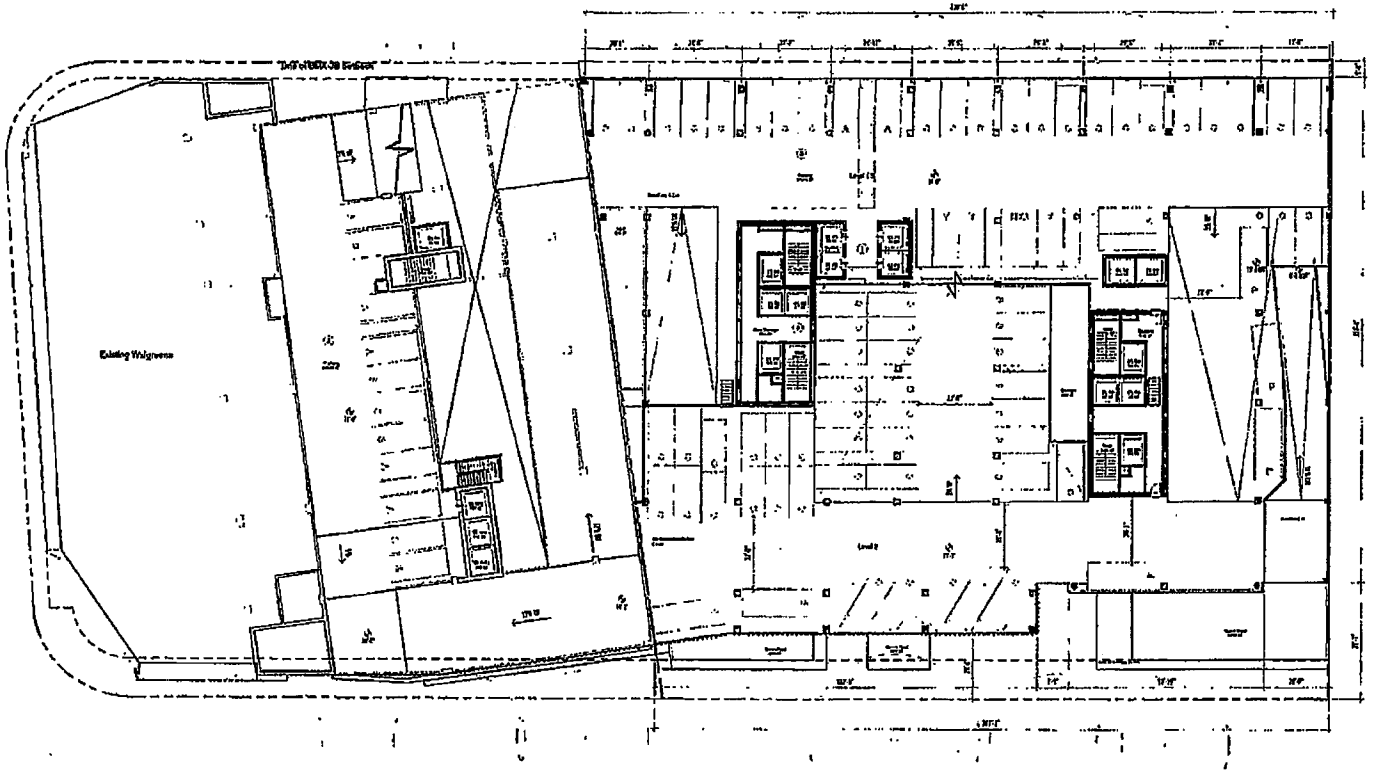
Exhibit B-5

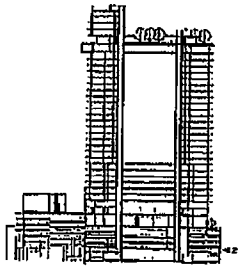
ahl. MANA OLANA

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

FIFTEEN HUNDRED

Exhibit C-2





Level 2 Parking

- HOTEL LOBBY AND BALLROOM ACCESS
- RETAIL PARKING
- HOTEL AND RESIDENT PARKING
- BIKE STORAGE

Parking Stall Key		
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
C	Compact	7'-6" x 15'-0"
CP	Compact Parallel	7'-5" x 19'-0"
L 8.5x18	Loading 8.5' x 19'	8'-5" x 19'-0" x 25'-0" (M)
L 12x35	Loading 12'x35'	12'-6" x 35'-0" x 14'-0" (H)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
V	Van	11'-0" x 18'-0" + 5' Aisle

FIFTEEN HUNDRED KAPIOLANI

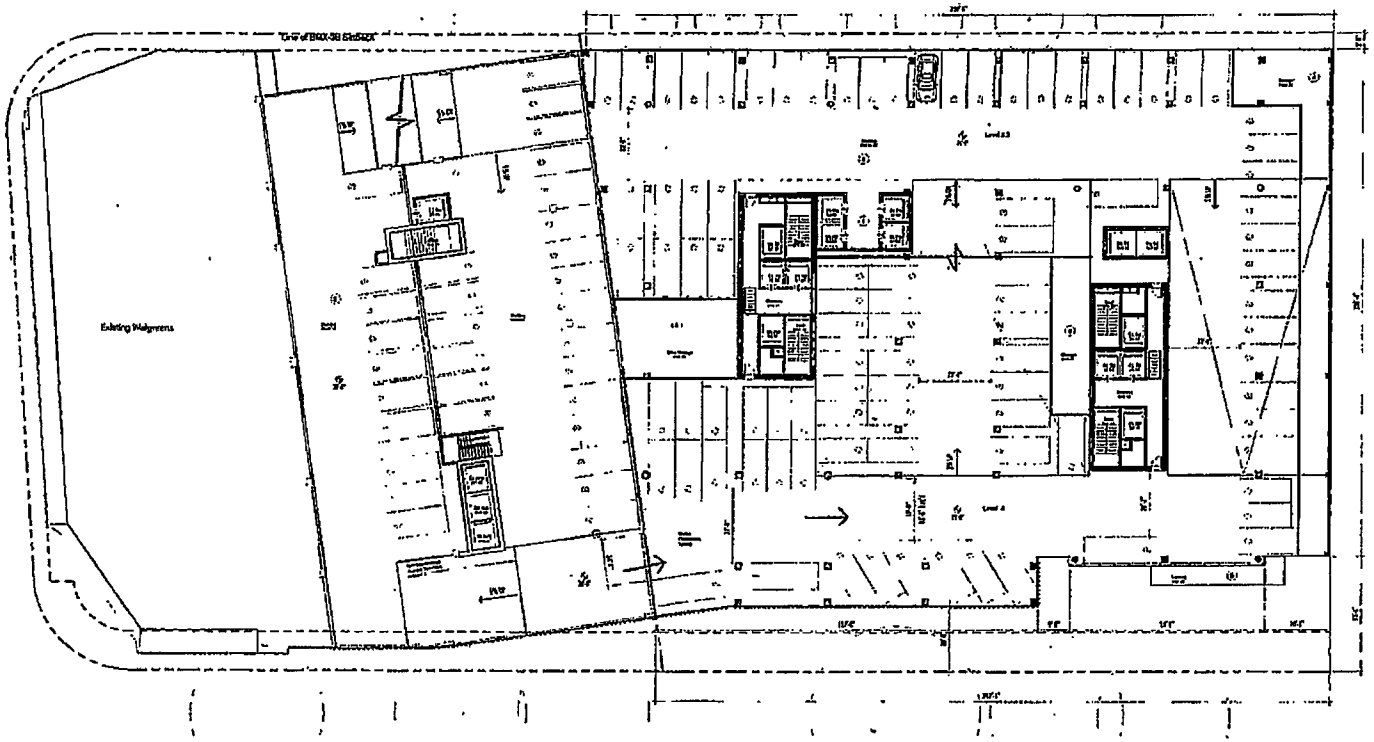
SCALE: 1" = 16'-0"

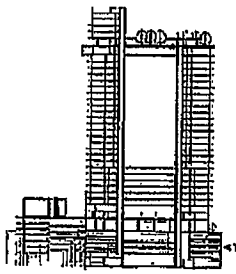
LEVEL 2 PARKING PLAN

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-3





Level 3 Parking
1/16" = 1'-0"
(LEVEL 4 SIMILAR)

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

1	HOTEL LOBBY AND BALLROOM ACCESS
2	RETAIL PARKING
3	HOTEL AND RESIDENT PARKING
4	STORAGE
5	TERRACE

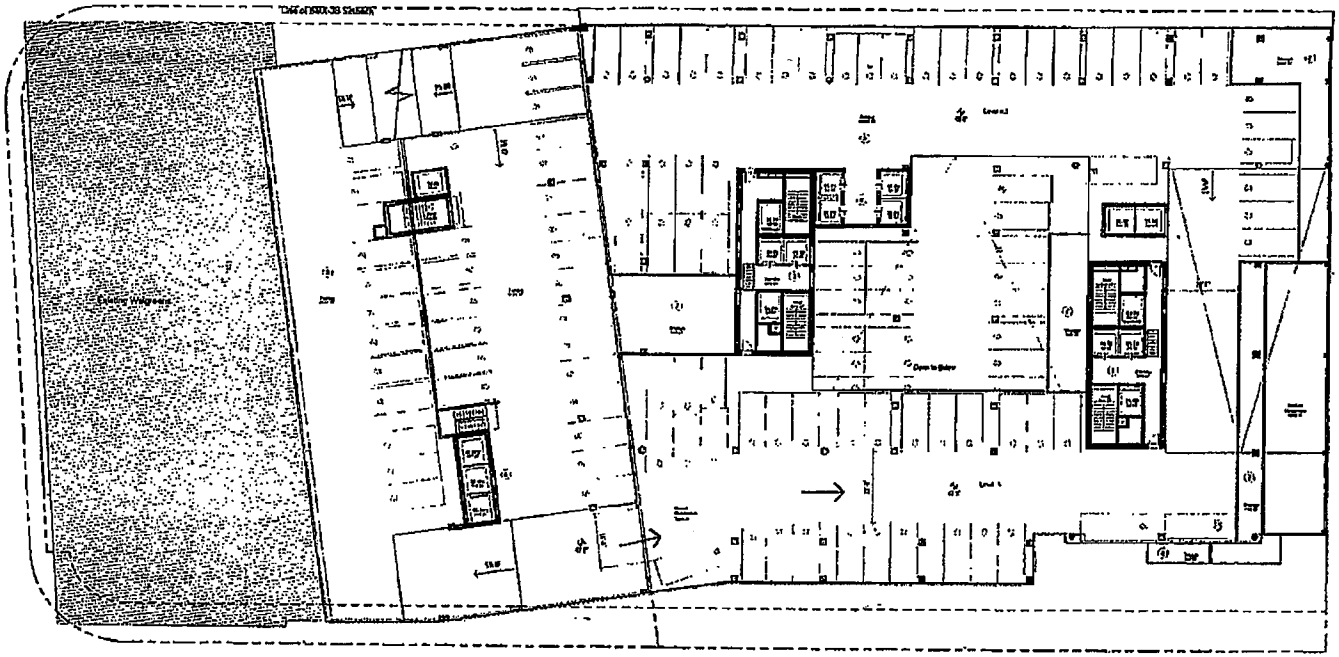
Parking Stall Key

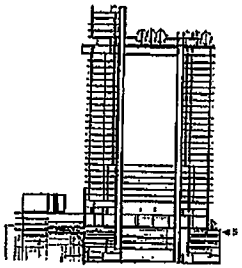
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
C	Compact	7'-6" x 15'-0"
CP	Compact Parallel	7'-6" x 18'-0"
L 8.5x18	Loading 8.5' x 18'	8'-6" x 18'-0" x 10'-0"(H)
L 12x35	Loading 12'x35'	12'-0" x 33'-0" x 14'-0"(H)
P	Parallel	8'-0" x 22'-0"
S	Standard	8'-6" x 18'-0"
V	Van	11'-0" x 18'-0" + 5' Aisle

LEVEL 3 PARKING PLAN

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-4





Level 6 Parking

- D RESIDENT ACCESS
- (R) RETAIL PARKING
- (G) HOTEL AND RESIDENT PARKING
- (H) HOTEL LOBBY AND BALLROOM ACCESS
- (R) RETAIL ACCESS
- (T) TERRACE
- (S) RESIDENTIAL STORAGE

Parking Stall Key		
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 8' Aisle
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" + 10'-0" TR
L 12x35	Loading 12'x35'	12'-0" x 35'-0" + 14'-0" TR
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
V	Van	11'-0" x 18'-0" + 5' Aisle

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 10'-0"

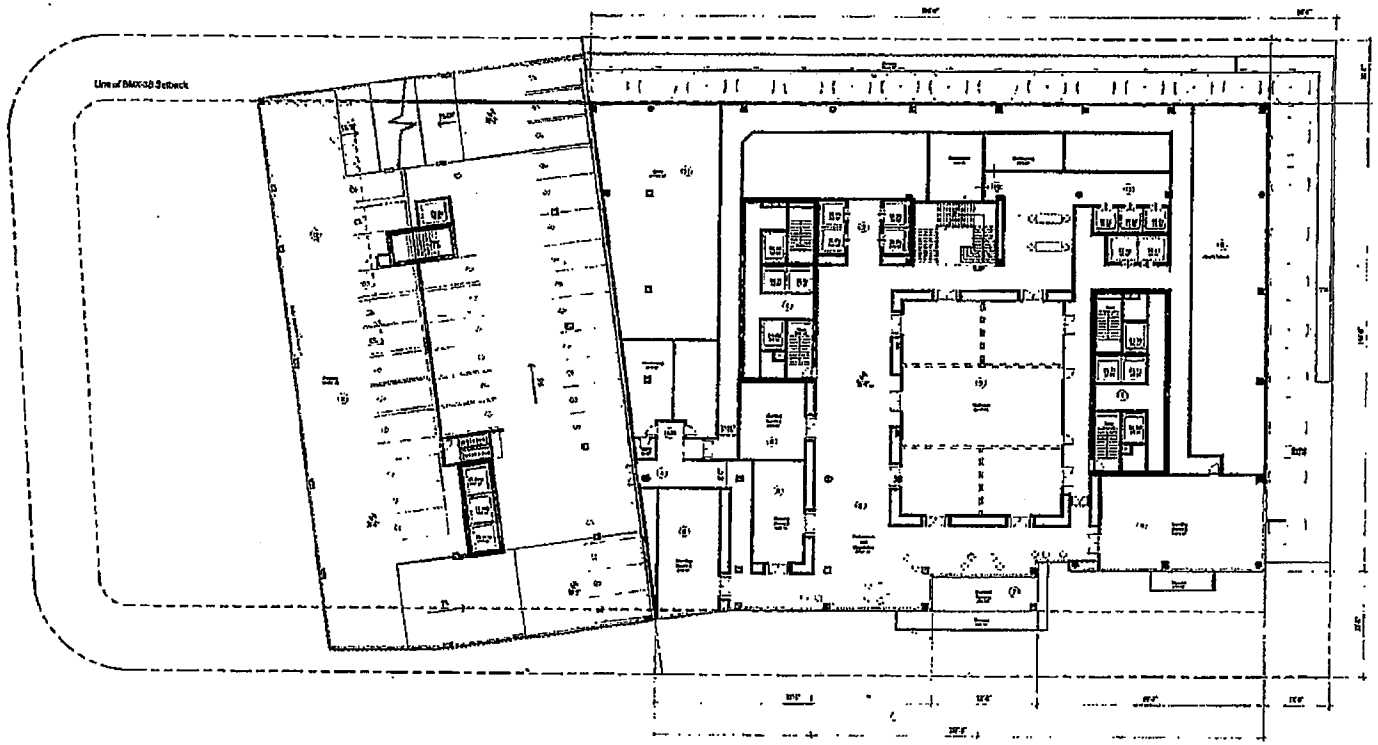
LEVEL 5 PARKING PLAN

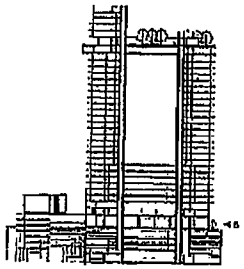
ahl. HAWAII

MAYA OLAVA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-5





Level 6 Ballroom

1. RESIDENT ACCESS
2. RETAIL PARKING
3. HOTEL LOBBY AND BALLROOM ACCESS
4. CONNECTION TO EXISTING GARAGE
5. BALLROOM
6. BALLROOM PREFUNCTION
7. TERRACE
8. MEETING ROOMS
9. ROOM SERVICE KITCHEN
10. RESTROOMS
11. BACK OF HOUSE
12. MECHANICAL AREA ABOVE
13. GUEST LIFTS

FIFTEEN HUNDRED KAPIOLANI

LEVEL 6 BALLROOM PLAN

MANA'OLANA

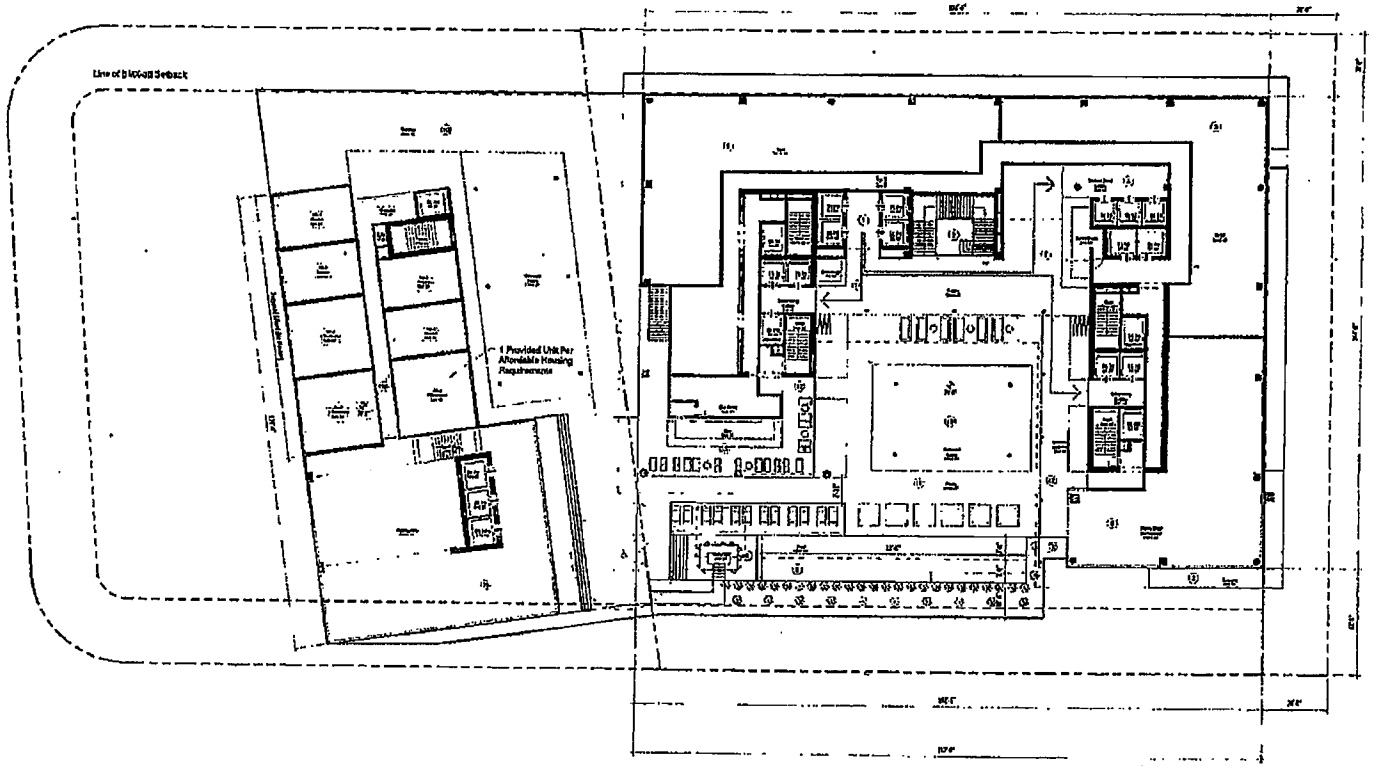
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

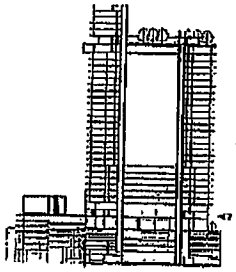
Exhibit C-6

ahl.

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017





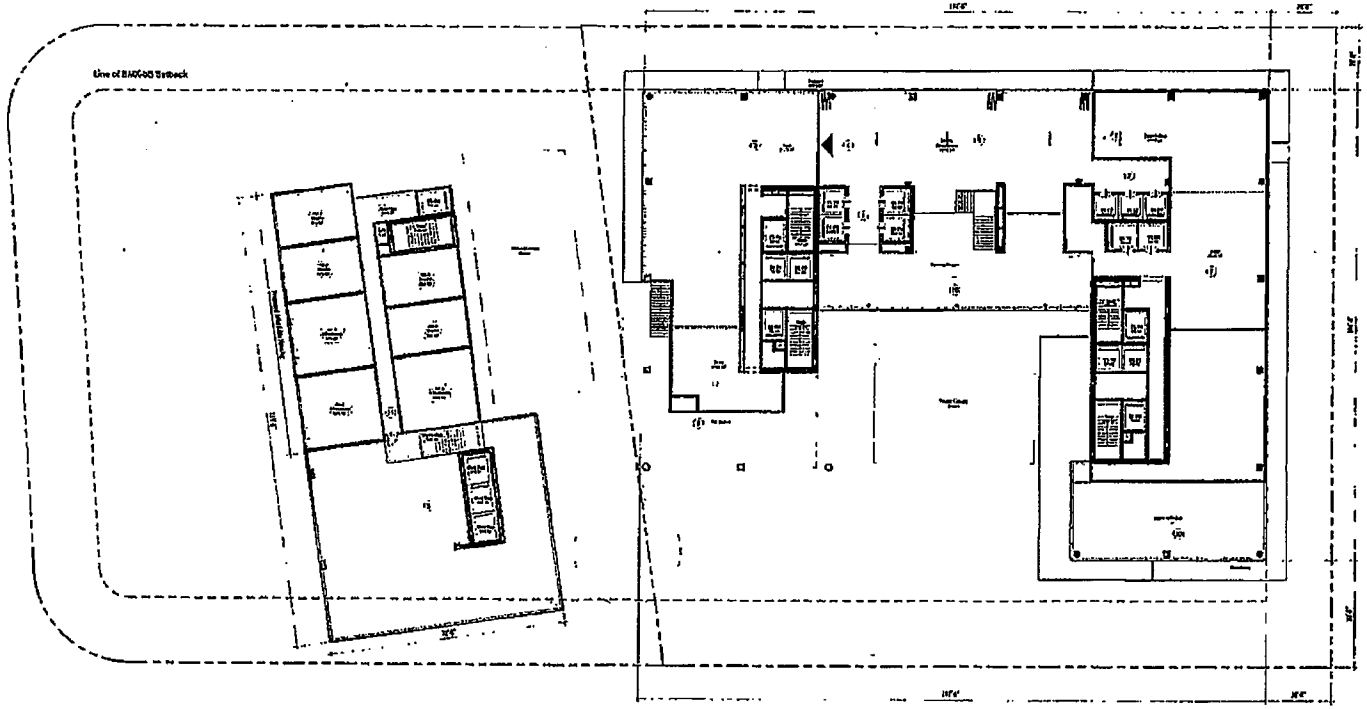
Level 7 Pool Deck

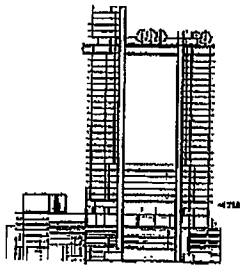
1. HOTEL LOBBY AND BALLROOM ACCESS
2. TERRACE
3. BACK OF HOUSE
4. GUEST LIFTS
5. SPA
6. THREE MEAL RESTAURANT
7. RECEPTION
8. SWIMMING POOL
9. SWIM-UP BAR
10. COVERED LANAI AND GARDEN
11. POOL DECK
12. RESIDENT ACCESS
13. BAR
14. CONCIERGE
15. RESTAURANT
16. PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

LEVEL 7 POOL DECK PLAN

Exhibit C-7





Level 7.5 Mezzanine

1. HOTEL LOBBY, BALLROOM, AND PARKING ACCESS
2. GUEST LIFTS
3. SPA
4. SPA ENTRANCE
5. RESTAURANT
6. BAR BELOW
7. BACK OF HOUSE
8. FRONT OFFICE
9. MEZZANINE
10. OPEN TO BELOW
11. PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

LEVEL 7.5 MEZZANINE PLAN

MANA'OLANA

1501 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

LEVEL 11 TYP. LINKED FLOOR PLAN

Exhibit C-8

LEVEL 14 DOG WALK PLAN

Exhibit C-9

LEVEL 21 TYP. TOWER FLOOR PLAN

Exhibit C-10

LEVEL 33 MECHANICAL/AMENITY PLAN

FIFTEEN HUNDRED KAPIOLANI

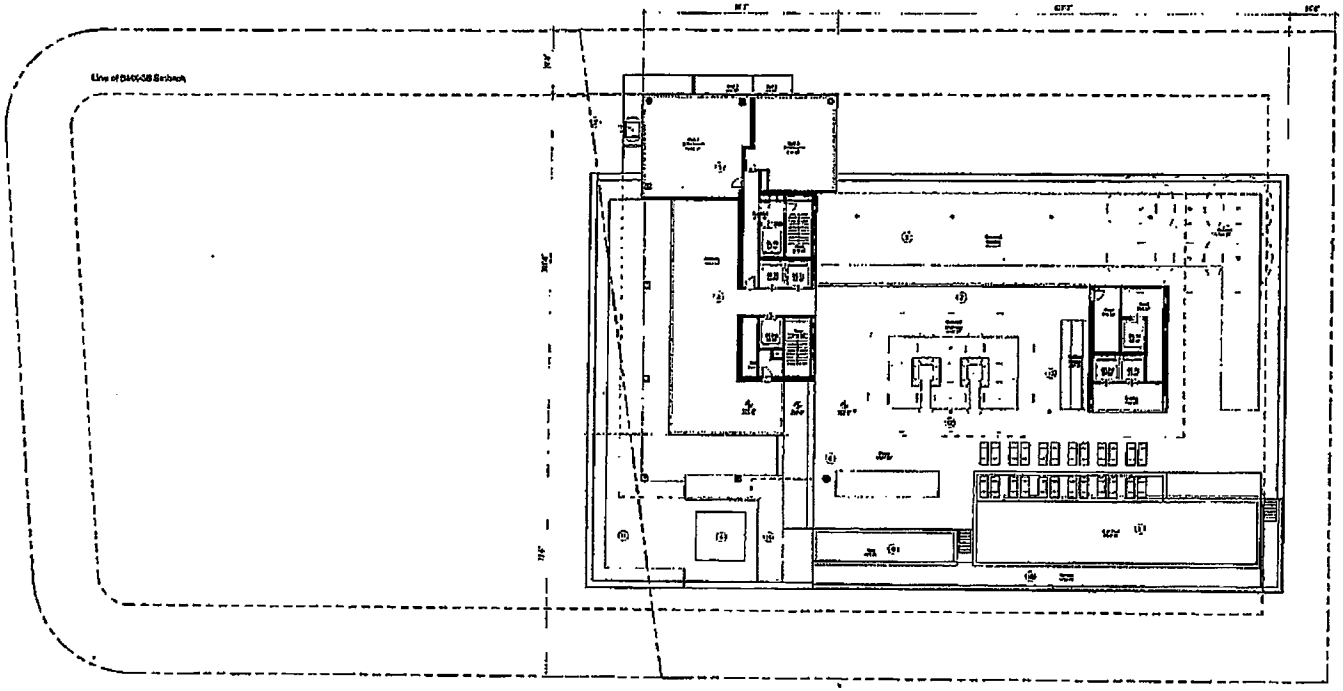
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

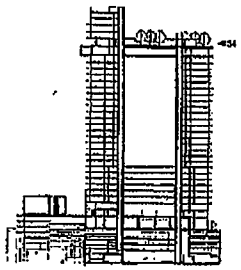
MĀNAʻOLANA

ahl.

Exhibit C-11

Exhibit C-12





Level 34 Amenity Pool Deck

(1) RESIDENCES
(2) PLANTER BOX
(3) RESIDENTIAL AMENITY AREA
(4) LANAI NOOK OCULUS
(5) COVERED CHILDREN'S PLAY LAWN
(6) SKY GARDEN
(7) GLASS WIND BREAK & CANOPY
(8) INFINITY - EDGE LAP POOL
(9) INFINITY - EDGE JACUZZI
(10) POOL MAINTENANCE ACCESS
(11) SEATING AREA
(12) COVERED SEATING GROVE
(13) OUTDOOR KITCHEN
(14) HILL GARDEN

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

LEVEL 34 AMENITY POOL DECK PLAN

MANA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

LEVEL 35 PENTHOUSES PLAN

FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

MAUKA OLANA

Level 35 Penthouses

Exhibit C-13

FIFTEEN HUNDRED KAPIOLANI

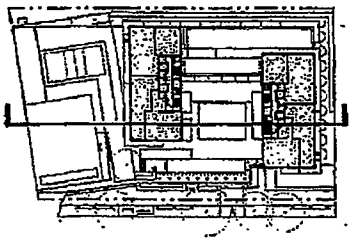
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

MANA OLANA

ROOF PLAN

Exhibit C-15

E/W SECTION



BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 8-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

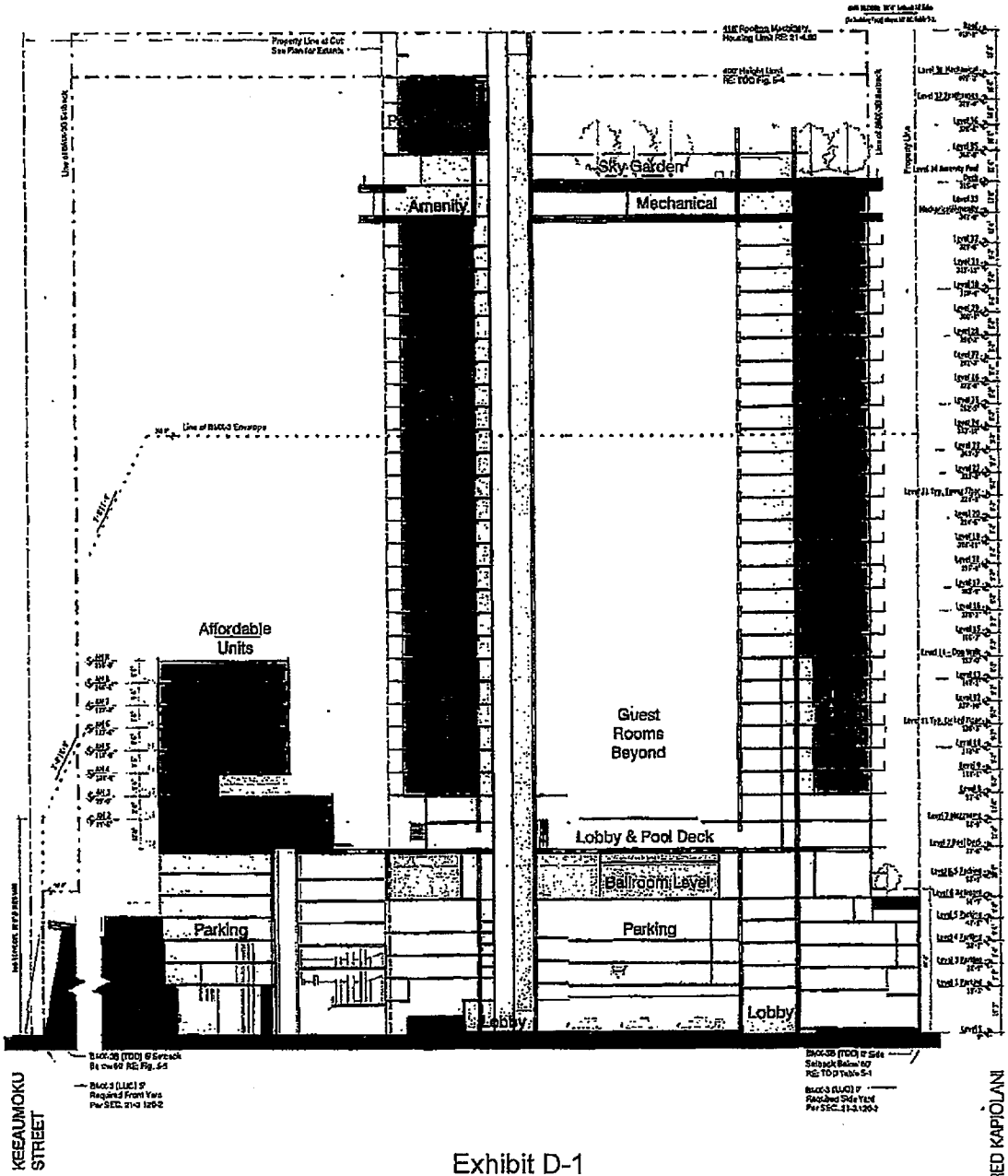
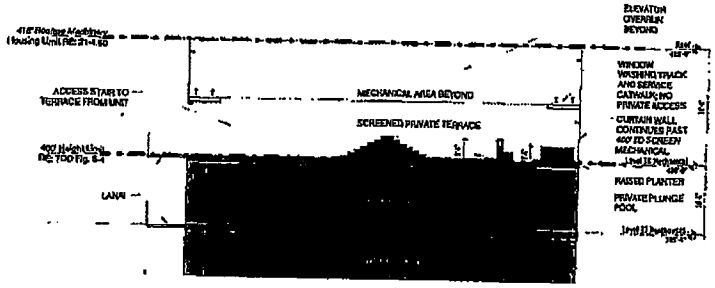


Exhibit D-1

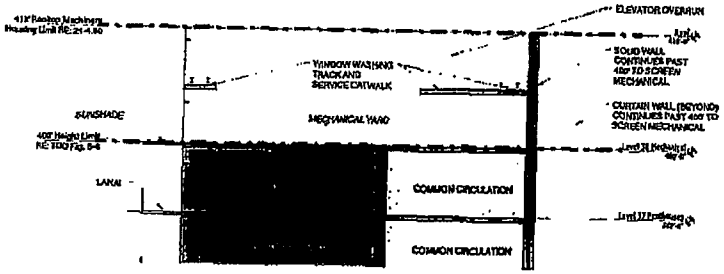
au workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

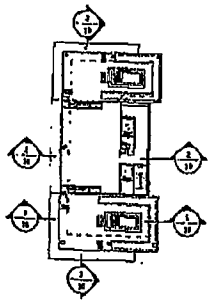
SCALE: 1" = 20'-0"



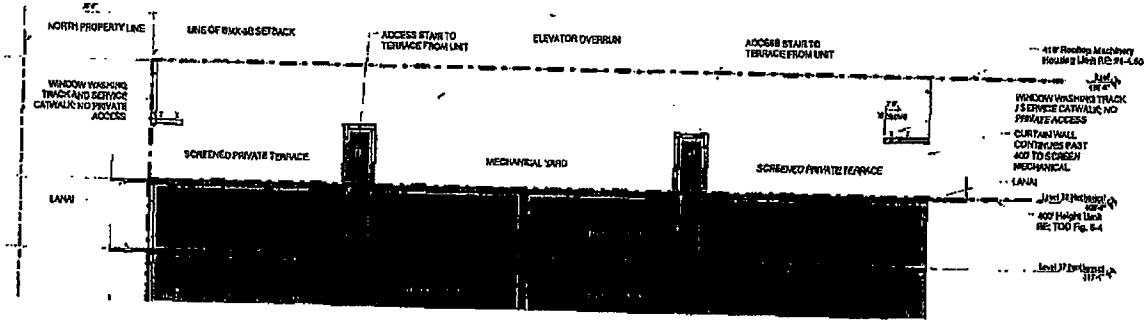
1 E/W ROOFTOP SECTION 1



2 E/W ROOFTOP SECTION 2



4 Level 38 Mechanical Key Plan



3 N/S ROOFTOP SECTION

Exhibit D-6

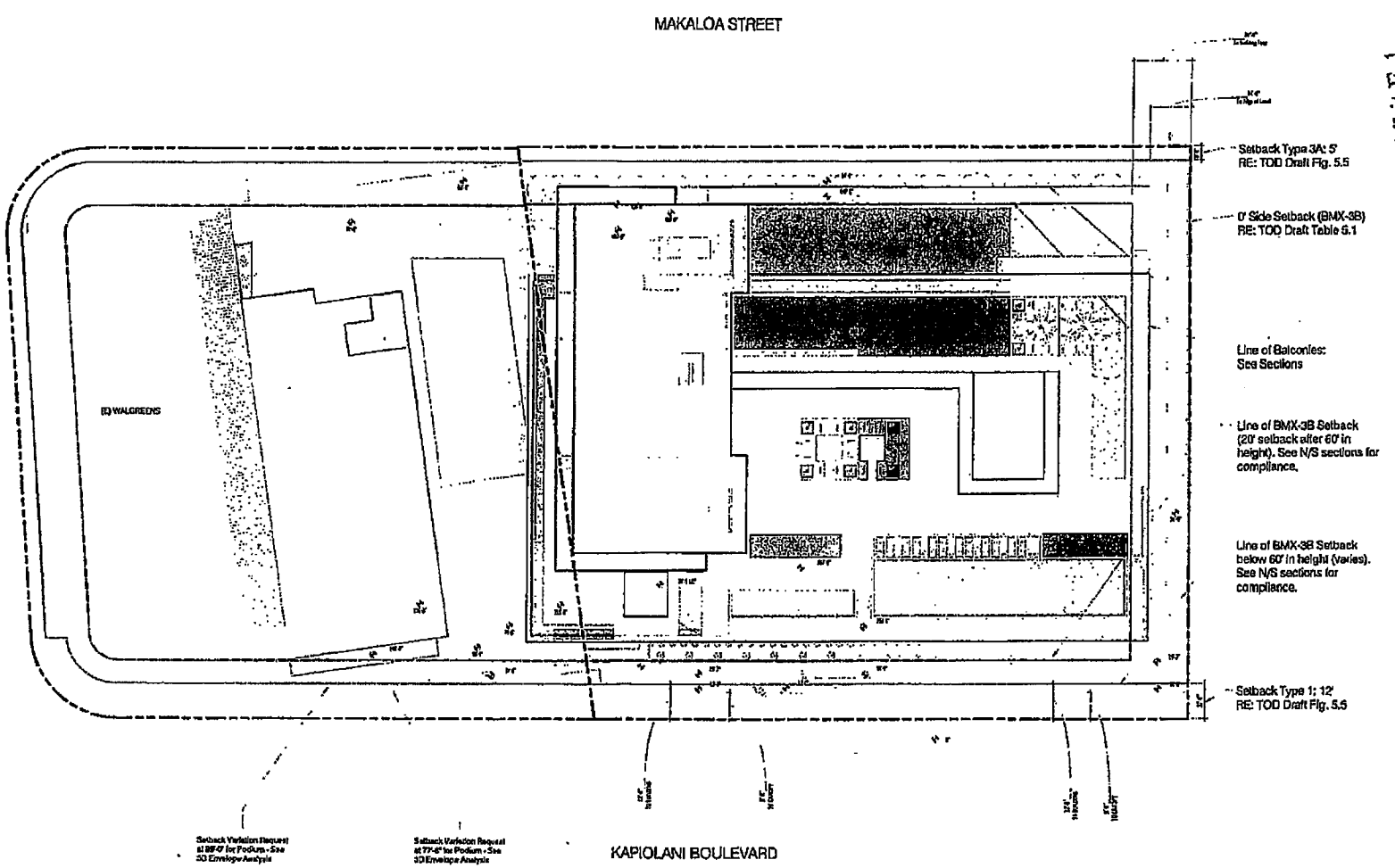
MAUKA TO OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 10'-0"

ROOF DETAIL SECTIONS

Exhibit E-1



Site Setback Analysis

ahl. architects hawaii

MANA'OLANA

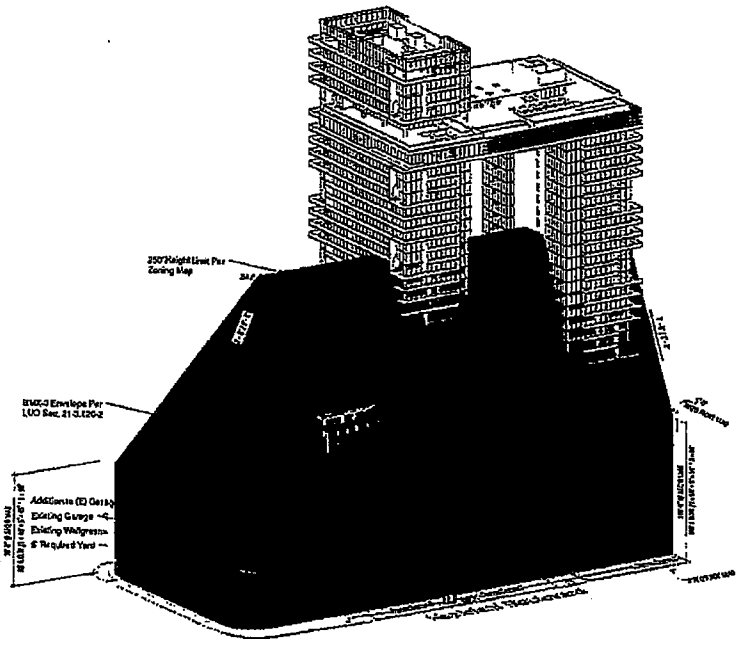
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

SETBACK ANALYSIS

CURRENT LUO (BMX-3) ENVELOPE ANALYSIS



Total Envelope Volume:	12,682,816 C.F.
Proposed Volume: (76.4% of Total)	9,693,220 C.F.
Volume outside of Envelope: (22.7% of Total)	2,883,321 C.F.

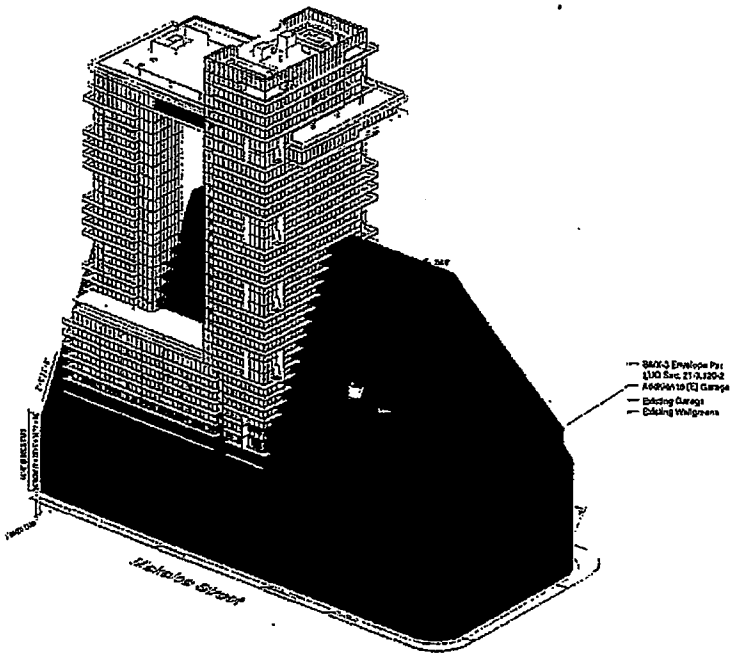


EXHIBIT E-2

[au] workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

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

EXHIBIT E-5

FIFTEEN HUNDRED KAPIOLANI

Total Envelope Volume: 22,280,100 C.F.
Proposed Volume: 9,653,200 C.F.
(43.5% of Total)
Volume outside of Envelope: 388,400 C.F.
(1.8% of Total)

1600 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | REV. 7 JUNE 2017

NOT TO SCALE

Exhibit F-2

VIEW FROM SOUTHWEST

FIFTEEN HUNDRED KAPIOLANI

EXHIBIT F-2

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

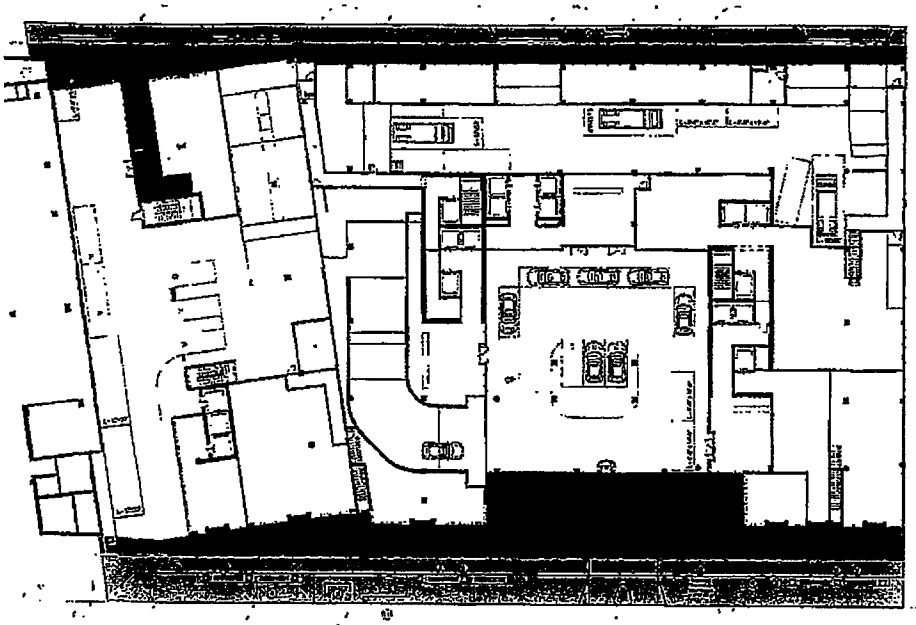
Exhibit F-3

FIFTEEN HUNDRED KAPIOLANI

PEDESTRIAN VIEW ALONG KAPIOLANI

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

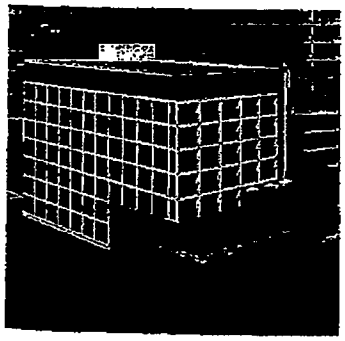
COMMUNITY BENEFITS













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)

EXHIBIT F-4

au workshop ahl. MANA`OLANA

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

SCALE: 1" = 20'-0"

FIFTEEN HUNDRED KAPIOLANI

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 17-221, CD1

Introduced: 08/15/17 By: RON MENOR – BY REQUEST Committee: ZONING & HOUSING

Title: RESOLUTION APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE 1500 KAPIOLANI CONDO-HOTEL AND RESIDENTIAL DEVELOPMENT PROJECT.

Voting Legend: * = Aye w/Reservations

08/31/17	SPECIAL ZONING AND HOUSING	CR-344 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
09/06/17	COUNCIL	CR-344 AND RESOLUTION 17-221, CD1 WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, PINE. 1 ABSENT: OZAWA.

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

RON MENOR, CHAIR AND PRESIDING OFFICER

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR

KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

2017/SDD-24(AB)

December 26, 2017

Mr. Keith Kurahashi
R. M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819

Dear Mr. Kurahashi:

SUBJECT: Interim Planned Development-Transit and
Special District Permit Application No. 2017/SDD-24

The Director of the Department of Planning and Permitting (DPP) has **APPROVED** the above-referenced Special District Permit, subject to certain conditions. The following documents are attached hereto:

- Director's Findings of Fact, Conclusions of Law, and Decision and Order (including the conditions of approval); and
- Exhibits A through J (submitted by the Applicant on October 25, 2017).

Any party wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or personal service of the Director's written decision (ZBA Rules Relating to Procedure for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the ZBA Rules require that a petitioner show that the Director based his/her action on an erroneous finding of a material fact, and/or that the Director of the DPP acted in an arbitrary or capricious manner, or manifestly abused his/her discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of the DPP. The filing fee for appeals to the ZBA is $400 (payable to the City and County of Honolulu).

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION
BY
MANAOLANA AREP III HOLDINGS, LLC
FOR A
MAJOR SPECIAL DISTRICT PERMIT

FILE NO. 2017/SDD-24

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION AND ORDER

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT:	Manaolana AREP III Holdings, LLC
LANDOWNERS:	Manaolana Partners 1500, LLC and Haeri Hacienda Plaza, LLC
AGENT:	R. M. Towill Corporation (Keith Kurahashi)
LOCATION:	1460, 1470, 1488, and 1500 Kapiolani Boulevard; and 508 and 611 Keeaumoku Street – Pawaa Kai/Ala Moana
TAX MAP KEYS:	2-3-021: 043 and 044 (formerly parcels 007 through 010)
LOT AREA:	78,973 Square Feet
STATE LAND USE DISTRICT:	Urban
DEVELOPMENT PLAN AREA:	Primary Urban Center
EXISTING ZONING:	BMX-3 Community Business Mixed Use District
PROPOSED TOD ZONING:	BMX-3B Kapiolani Mixed Use District
EXISTING USE:	Retail establishment (Walgreens) and a medium-density commercial structure with variety of retail and office uses.
SURROUNDING LAND USES:	Retail and eating and drinking establishment, cabaret, warehouse, and multi-family dwelling units. The future Ala Moana transit station will be located about 600 feet from the subject property.

The conceptual Project plan was approved by the City Council under Resolution No.17-221, CD1 (Resolution) on September 6, 2017 (included as Attachment A), which included preliminary drawings and exhibits, and now will be reviewed in greater detail for final action by the Department of Planning and Permitting (DPP), pursuant to Land Use Ordinance (LUO), Section 21-110-2(h). This report will analyze the 400-foot-high mixed use development (Project) for compliance with the goals, objectives, and development standards of the future Transit-Oriented Development (TOD) Special District (SD), as presented in Ordinance No. 17-54 (Ordinance), which amends the LUO relating to the TOD SD. The Ordinance will not be effective until a comprehensive affordable housing policy (Bill 58, 2017) is adopted; nonetheless, it provides a valuable framework for reviewing this TOD SD Project. Further, this review will analyze the Project against the conditions of the Resolution.

The Report and Recommendation associated with the Resolution, along with the Exhibits transmitted by the DPP to the City Council, is on file with the DPP. The Applicant submitted additional plans on October 25, 2017, which are attached as Exhibits A through J, that will be analyzed within this report. The conditions of approval of this TOD SD Permit will be in addition to the conditions of the Resolution.

B. Proposal: As authorized by the Resolution, the Applicant proposes to develop the Project in the BMX-3 Community Business Mixed Use District within a quarter mile of the future transit station in the Ala Moana neighborhood. The Project includes a full service hotel (Hotel) containing 444-dwelling units (condo-hotel), six penthouse multi-family dwelling units (Penthouse Units), 78 affordable multi-family dwellings (Affordable Units), and a variety of commercial uses, personal services, and eating and drinking establishments. The development also includes the existing Walgreens flagship store. The Project includes a total of 727,725 square feet of floor area, or a Floor Area Ratio (FAR) of 9.215.

The existing structure containing the former Heald College will be demolished. The Walgreens building will remain, and its existing parking structure will be incorporated into the development. The new building podium will be seven stories high. The Affordable Units are proposed in an approximately 156-foot-tall tower atop the existing parking structure, and 444 condo-hotel units and six residential dwellings are proposed in the two 322-foot-tall towers atop the new 78-foot-tall podium. See Exhibits A through J for drawings and renderings.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of the Site/Surrounding Uses: The Project site is generally flat and about 78,973 square feet in lot area. The site is about 400 feet by 210 feet, and comprises almost half of the block bounded by Kapiolani Boulevard, Keeaumoku Street, Makaloa Street, and Kaheka Street, which are all City streets. The site is generally rectangular, and is occupied by the existing two-story Walgreens store, a parking structure, and the mid-rise Heald College building, which includes office, retail, and other commercial uses. The site and surrounding area is zoned BMX-3 Community Business Mixed Use District and is in the State Land Use Urban District.

The site is bounded by Kapiolani Boulevard to the south, Makaloa Street to the north, and Keeaumoku Street to the west, and a lot developed with a one-story commercial building to the east. There are existing street trees along Kapiolani Boulevard (monkeypod trees), and no trees along Keeaumoku and Makaloa Streets.
The site is surrounded by dense mixed-use developments, including retail uses (e.g., Wal-Mart, Sam's Club, and Ala Moana Center), offices, restaurants, and multi-family dwellings. The Ala Moana transit station is proposed at Kona Iki Street and Kona Street, about 600 feet from the Project. The Manaolana Place Hotel and Residential Condominium Development [an Interim Planned Development – Transit (IPD-T) project approved by Resolution No. 16-172 CD1, FD1] is less than half a mile away, at the intersection of Kapiolani Boulevard and Atkinson Boulevard. Three other IPD-T projects have also been proposed in the area, and are under review by the DPP at the time of this report.

B. Other Permits/Approvals Required: Permits required by the City and County of Honolulu include:

- Sidewalk Variance
- Sewer Connection
- Park Dedication
- Construction Plan Approval
- Demolition and Building
- Trenching and Drain Connection Permits
- Grading
- Street Usage Permits
- Subdivision approval to designate easements for public utilities, access, and/or sidewalks

Approvals required by the State include an archaeological inventory survey plan, National Pollutant Discharge Elimination System Permit, Construction Noise Permit, and Clean Air Permit.

C. Environmental Review, Chapter 343, Hawaii Revised Statutes (HRS): The Project is not subject to an assessment under Chapter 343, HRS, the State Environmental Impact Law.

D. Flood District: According to the Flood Insurance Rate Maps, Panel No. 0362G, dated January 19, 2011, most of the site is in Zone X, and portions of the site along Kapiolani Boulevard and near Keeaumoku Street are within Zone AE (elevation six feet). Zone X is outside of the 0.2 percent annual chance (or 500-year) flood; Zone AE (elevation six feet) include areas with a one percent annual change of flood inundation. Compliance with the flood hazard ordinance is required prior to the issuance of building permits.

E. Public Agency and Community Comments: Public agency and community comments are documented in the DPP's Report and Recommendation in support of the IPD-T Permit. The Report and Recommendation also contains written testimonies submitted for the DPP's Public Hearing held on June 28, 2017. Several members of the public also testified at the City Council meetings for the Project. According to its records, the City Council received 26 letters; 20 letters in support, two letters in opposition, and four

City Council received 26 letters; 20 letters in support, two letters in opposition, and four comment letters without explicit support or opposition of the Project. Further, the Council received 218 copies of the same letter in support of the Project, all signed by different individuals.

F. Oahu General Plan (GP) and Primary Urban Center Development Plan (PUCDP): The proposal was determined to be compliant with the GP and PUCDP by the City Council with the approval of the Resolution.

G. Draft Ala Moana Neighborhood TOD Plan: The Ala Moana Neighborhood TOD Plan (TOD Plan) is currently being reviewed by the City Council as Resolution No. 17-314, CD1. The Plan envisions the Ala Moana station area to be a livable urban community and a model for walking, biking, and transit usage.

H. TOD SD, Ordinance No. 17-54: The TOD SD has been established, and the general land use and design standards are applicable to the Ala Moana area TOD SD. The Ordinance will be effective with the adoption of a comprehensive affordable housing policy (Bill 58, 2017); however, the design principles of the TOD SD will not change. The TOD SD, which now includes detailed specifications for the Waipahu TOD station area, will be continually amended to add additional TOD station areas.

I. IPD-T Approval, Resolution No. 17-221, CD1: The City Council approved the IPD-T request with conditions relating to height and density, parking, buildable area, height setback, community benefits (e.g., affordable housing), traffic and pedestrian circulation, landscaping, street improvements, and standard conditions relating to compliance with other rules and regulations.

By the Resolution, the Applicant obtained flexibility to modify the allowable uses, density, building height limit, street centerline height setback, parking, and landscaping. In adopting the Resolution and approving the conceptual Project plan, the City Council concluded that, subject to certain conditions of approval, the conceptual design is consistent with the goals and objectives of TOD and the provisions enumerated in the LUO, Section 21-9.100-4. It also concluded that the requested flexibility is commensurate with the contributions described in the Project plan.

III. ANALYSIS

Since the Council approved the conceptual plan for the Project, the application will be reviewed in detail for compliance with the TOD SD and final action by the DPP, pursuant to the LUO, Section 21-2.110-2(h). This final approval by the Director is considered a Major Special District Permit for the Project. Anticipating that the TOD standards will not change with the adoption of Bill 58 (2017), the analysis is based on the TOD SD, Ordinance No. 17-54.

A. TOD Plan: The Project, as approved in the Resolution, meets the general purpose and intent of the TOD Plan because it will support transit ridership by creating a hotel, residences, commercial activities, and restaurants at the terminus of the rail alignment, right across the street from the Ala Moana Center. Furthermore, the Project will help create a livable urban community by incorporating affordable housing units and a variety of alternative transportation improvements.

B. TOD SD, Ordinance No. 17-54:

1. Use Regulations and Specific Use Standards: The approval of the Resolution allowed for the establishment of a full-service hotel on the site. Other proposed uses, such as multi-family dwellings, eating and drinking establishments, personal services, or retail establishments comply with the underlying zoning district.

   The TOD SD requires 80 percent of the ground floor frontage to be dedicated to active uses along key streets. Assuming Kapiolani Boulevard and Keeaumoku Street are likely candidates for key street designation, this standard should be applied to the ground floor frontages along these streets. According to the plans submitted, all proposed ground floor establishments are active uses. Future compliance with this standard will be confirmed during the processing of individual tenant building permits.

2. Density and Height: The TOD SD and TOD Plan will allow a maximum FAR of 10 on the site, with the approval of a Planned Development-Transit (PD-T) permit. The Resolution established a maximum density of 727,725 square feet, which equates to a FAR of 9.215, pursuant to Condition A. Building permit plans must show compliance with this limit. The exhibits approved under the Resolution, and those submitted with this application, are not sufficiently detailed to determine the exact floor area proposed for the site. Compliance with the Resolution will be determined during the review of building permits. No new conditions of approval are necessary.

   The TOD SD and the TOD Plan establish a maximum height for the site of 400 feet with the approval of a IPD-T. The Resolution established a maximum height for the Project at 400 feet. Condition B of the Resolution required the Applicant to modify the plans to show the building complying with a 400-foot height limit and LUO, Section 21-4.60(c)(1). The Applicant submitted a modified plan, including a detailed roof plan and section as part of this application; however, LUO, Section 21-4.60(c)(1), only allows necessary mechanical appurtenances, and utilitarian and architectural features to exceed the height limit up to a maximum of 18 feet. The updated drawings show an 18-foot-high solid wall, a catwalk, a window-washing track, a private-terrace screen, raised planters, pools, and a concrete sit-wall above the 400-foot height limit. The aforementioned structures are not permitted pursuant to the LUO. The access stairs and elevators are permitted up to a height of 418 feet. The curtain wall and terrace wall are limited to 42 inches above 400 feet, as security features only. Thus, the submitted plans do not meet the requirement of Condition B of the Resolution, and the roof plan will need to be further revised. This will be required as a condition of approval.

3. Height Setback, Yards, Façade, and Building Placement:

   a. Height Setback: The LUO height setbacks may be modified through the approval of a PD-T or IPD-T. Condition E of the Resolution established a height setback of 20 feet, beginning at a height 60 feet above the buildable area boundary. Only active spaces or areas fully screened with

a green wall may encroach into this setback. The updated plans indicate compliance with this condition; therefore, no new condition is necessary.

b. Yards and Setback Areas: Condition D of the Resolution established the buildable area boundary. Only existing structures, awnings, or architectural features approved by the DPP may encroach into the established setback. Furthermore, 65 percent of the building façade along Kapiolani Boulevard and Makaloa Street must be at the buildable area boundary line. The application states that the updated site plan and street frontage plan (Exhibits A and B) show about 80 percent of the frontage along Kapiolani Boulevard and 66 percent of the frontage along Makaloa Street at the buildable area boundary. Building permit plans should specifically indicate this measurement when submitted for building permit review. This will be required as a condition of approval.

c. Building Placement and Setback Improvements: Pursuant to the TOD SD, the setback area between the property line and the building façade must be improved with a combination of hard surface and landscaping that does not obstruct pedestrian access to the setback area. Pedestrian amenities, such as benches and publicly accessible seating, portable planters, trash and recycling receptacles, or bicycle facilities, may be located in the setback area. Awnings and other sunshade devices may exceed the 36-inch horizontal projection limit established in Section 21-4.30(b). The updated street frontage plan shows that the Project will comply with these standards by providing an at-grade sidewalk that extends to the building façade on all sides of the building, and pedestrian amenities such as benches, planters, seats, tables, and a location-specific piece of functional art (such as a street clock). The sidewalk expansion area will be of the same materials as the public sidewalk, and will continue across all driveways. No new conditions are necessary.

4. Building Orientation, Entrances, and Transparency: The TOD SD requires building façades to be predominantly oriented to and parallel with the street, property line, or adjacent public spaces. Primary building entrances must be placed along the street frontages. Where multiple businesses are located along the façade of the ground floor of a building, each establishment must have a separate entrance on the street frontage. Furthermore, the TOD SD recommends that at least one entrance be placed every 50 feet of building façade.

The Project is consistent with these standards; however, the Project plans are conceptual, and the ultimate build out of the tenant spaces are subject to change. Therefore, a general condition of approval to require at least one entrance every 50 feet of the ground floor building façade is imposed.

Finally, the TOD SD establishes standards for transparency, blank wall limits, and required opening for ground-floor façades. The plans submitted are not of sufficient detail to review for compliance with the TOD SD; therefore, as a condition of approval, building permit plans must show transparent windows,

doors, or other openings for at least 60 percent of the building façade between 2.5 and 7 feet above the sidewalk level. Blank walls will not be allowed to extend more than 25 feet, and an opening must be designed to provide views into work areas, display areas, sales areas, lobbies, similar active spaces, and window displays, at least 3 feet deep. Ground floor windows and doors must be transparent and non-reflective. These are imposed as conditions of approval.

5. Pedestrian Walkways: Condition G of the Resolution required a safe, well-lit, pedestrian connection from Kapiolani Boulevard to Makaloa Street through the Project, and recommends a connection through the hotel lobby to Makaloa Street. Exhibits A through C show the walkway through the loading area of the Walgreens parking lot and a new walkway on the far Diamond Head side of the proposed building. The new walkway is about 300 feet from the nearest through-block connection from Kapiolani Boulevard to Makaloa Street (Walgreens walkway), and about 400 feet from the Keeaumoku Street sidewalk. This new walkway does not meet the intent of the original condition. Due to the large footprint of the development on the site, dedicated, internal pedestrian connections between Makaloa Street and Kapiolani Boulevard are critical. A public access easement should be secured for the internal driveway of the Walgreens parking structure, and the affordable housing lobby should have a clearly identifiable walkway from Kapiolani Boulevard to the lobby on Makaloa Street. Similarly, the hotel lobby should have access to and from Makaloa Street to provide sufficient pedestrian connectivity across the site. The proposed Diamond Head walkway is insufficient because it does not provide a connection from Makaloa Street to the lobby, is far away from any primary entrance to the Project and is unlikely to be utilized, and creates a hazard for pedestrians and vehicles exiting the Project on the mauka side of the building due to inadequate sight lines. Therefore, a new pedestrian connection or walkway that is designed to be safe, well lit, and not open to a back-of-house operation (such as a dedicated loading area or trash area) should provide a connection from the hotel lobby to Makaloa Street. These are imposed as conditions of approval.

6. Parking and Loading: Condition C of the Resolution established the maximum number (537) and minimum number (274) of off-street parking spaces required for the site. The Applicant is proposing to provide 537 parking spaces. No condition is necessary.

   The Applicant is also proposing to provide seven loading spaces, four of which are full sized, as shown on Exhibits A and C. This complies with Condition C of the Resolution; however, the revised shared exit driveway for the parking structure and loading area on Makaloa Street will not be allowed, pursuant to Condition 3b of the Resolution. The exit for the parking structure is permitted, but provisions should be made for service vehicles to exit elsewhere to avoid unnecessary and dangerous conflicts between two multi-level exit ramps, pedestrians, and vehicular traffic on the street. To eliminate additional pedestrian and traffic conflicts, the Applicant should consider widening the in-only loading driveway to accommodate a two-way driveway, provided all maneuvering and loading activities can be contained on site. This is imposed as a condition of approval.

The Resolution required the Applicant to provide 157 bicycle parking spaces, 21 of which must be conveniently located on the ground floor. The majority of the 157 bicycle parking spaces are shown in the parking structure on the third floor (see Exhibit E). Exhibits A and C show 21 bicycle parking spaces in the loading zone of the Walgreens parking structure. Seeing as the spaces are in the loading zone on the Ewa side of the Project, and not adjacent to any primary entrances, this location does not provide convenient access to the entire site for bicyclists; therefore, prior to issuing a building permit, at least 10 of the 21 ground floor bicycle parking spaces should be relocated to the porte cochere, near the final location for the bikeshare station(s), or another convenient location for cyclists within the site. This is imposed as a condition of approval.

In this SD Permit review, the Project was evaluated against those elements, along with the proposed design standards for the TOD SD areas, and the DPP has found that, subject to certain conditions of approval, the Project meets the goals and objectives of TOD, as enumerated in the LUO and the TOD SD.

C. Other Development Considerations and Conditions of the Resolution: The Resolution contained several conditions of approval that required updated drawings or additional information. New drawings and additional information were submitted as part of this application; the following sections will summarize those Project elements and their corresponding conditions of approval.

1. Conditions I.1 and I.5.b of the Resolution required the Applicant to identify a new location for and complete an agreement with Bikeshare Hawaii to implement, fund, and maintain an on-site bikeshare station with at least 20 docking stations. The new locations must receive a minimum of four hours of sunlight per day to operate. The Applicant has proposed two locations, one on Makaloa Street and one on Kapiolani Boulevard. Both of these locations appear to be covered by an awning or a roof structure; however, if Bikeshare Hawaii agrees to these locations, and the Applicant supplies and pays for any electrical costs for operating the stations off solar power, then the Conditions will be met. A confirmation letter from Bikeshare Hawaii, or its successor, will be required to confirm compliance with the Resolution. This is imposed as a condition of approval.

2. Condition I.3.c of the Resolution required the small plazas to be screened from nearby parking and loading areas. Exhibits A and B show two new bamboo screening hedges along the interior side of the small plazas. This complies with the condition of the Resolution.

3. Condition F of the Resolution requires the Applicant to provide 78 affordable housing studio, one- and two-bedroom units on site. Exhibits G though I show the typical floor plans for the affordable housing units, and they include 77 studio or one-bedrooms units, and a single two-bedroom manager's unit. The single two-bedroom manager's unit must also be an affordable unit in accordance with Condition F of the Resolution. In order to ensure the delivery of the units, prior to the issuance of any hotel or residential unit building permits, the Applicant must execute or cause to be executed an agreement to participate in an affordable housing plan as described in the Resolution, or as amended and approved by the City Council. This is imposed as a condition of approval.

IV. CONCLUSIONS OF LAW

Based on the foregoing Findings, the Director has made the following conclusions:

A. The Project, subject to certain conditions of approval, will comply with the Resolution;

B. The Project concept, as a unified plan, will not adversely affect adjoining uses, and is in the general interest of the public;

C. The requested Project boundaries and requested flexibility with respect to development standards and use regulations are consistent with the objectives of TOD and the provisions enumerated in Section 21-9.100-4; and

D. Upon implementation of the conditions of approval, the requested flexibility with respect to development standards and use regulations is commensurate with the public amenities and community benefits proposed.

V. DECISION AND ORDER

Based on the Analysis and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) hereby grants APPROVAL of the Special District Permit, subject to the following conditions:

1. Except as modified by these conditions of approval, all work shall be in accordance with the approved conceptual Project plan, as described herein and approved under Resolution No. 17-221, CD1 (Resolution). Any modification to the Project and/or approved conceptual Project plan shall be subject to the prior review of and approval by the Director of the DPP. Minor modifications shall be processed in accordance with Condition U of the Resolution. Major modifications shall require a new Interim Planned Development – Transit and Special District Permit.

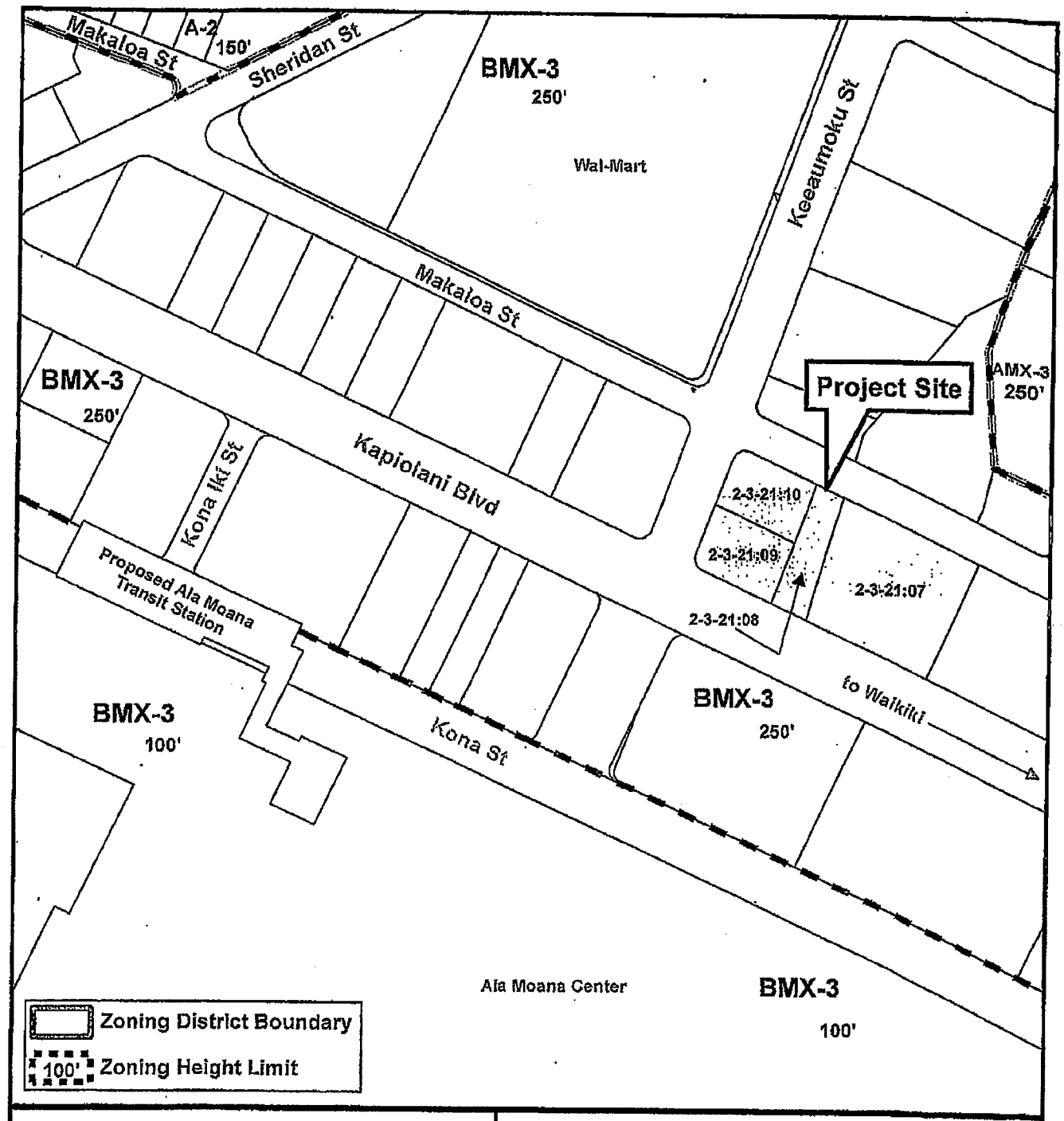
2. Prior to submitting any building permits, the Applicant shall submit the following revised plans and drawings to the Land Use Permits Division for approval:

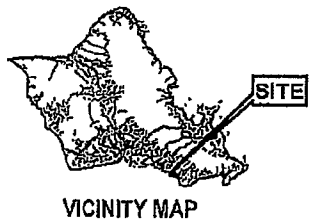
    a. Roof plan and elevation drawings showing that only elevator, stair access, and other necessary mechanical equipment exceeds 400 feet in height. Railings around the rooftop may be a maximum of 42 inches in height;

    b. A site plan showing 11 bicycle parking stalls at the current location in the Walgreens loading area, and 10 bicycle parking stalls at a new location that is convenient for cyclists on the ground floor of the site;

    c. A site plan and ground floor details showing a new pedestrian walkway connecting the Hotel Lobby to Makaloa Street, creating a mid-project pedestrian connection in addition to the existing walkway provided in the Walgreens loading area; and

    d. Plans showing the elimination of the exit only loading driveway on Makaloa Street.





VICINITY MAP

0 100 200 400

Scale in Feet

Portion of
ZONING MAP
MAKIKI-ALA MOANA

TAX MAP KEY(S): 2-3-21; 07,08,09,10

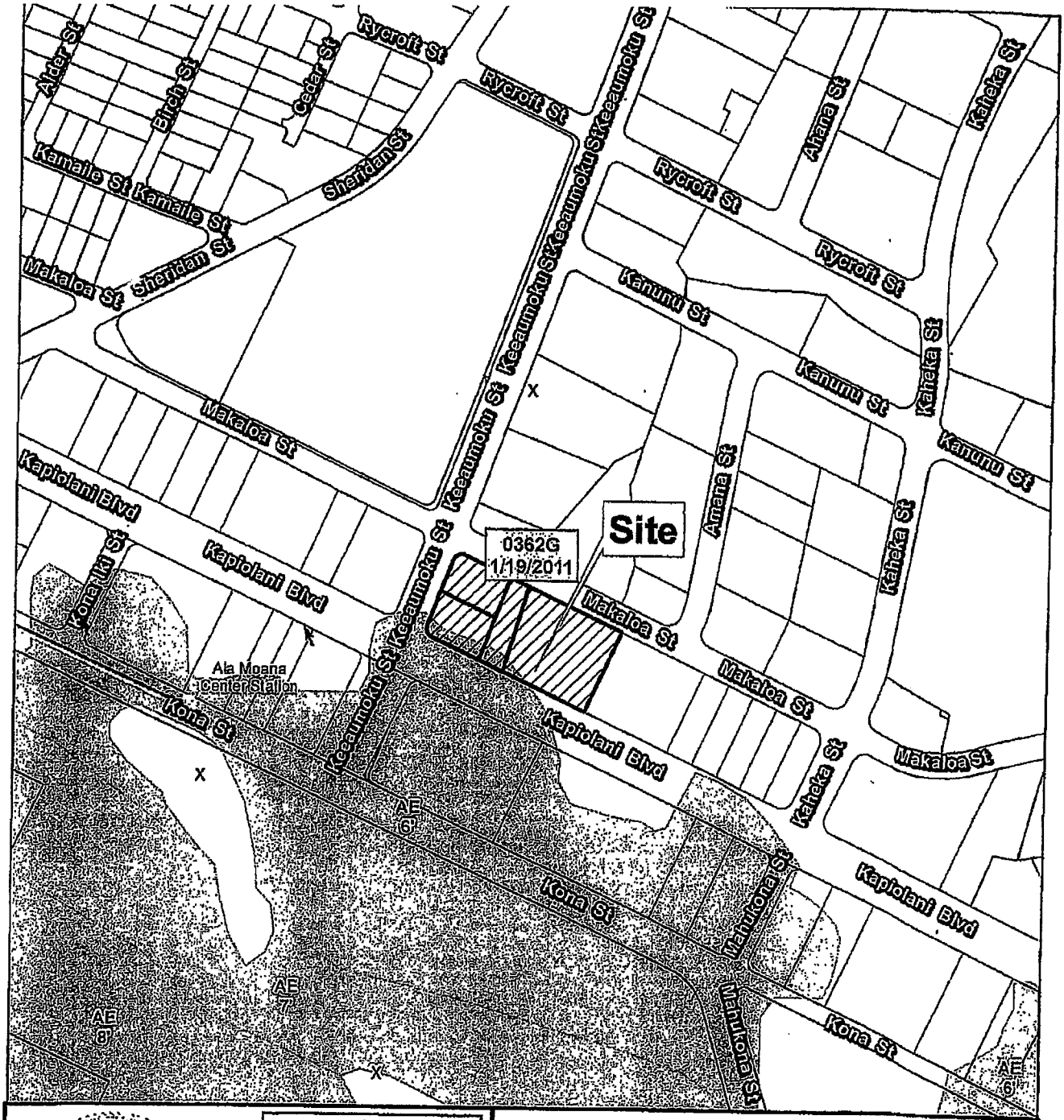
FOLDER NO.: 2017/SDD-24

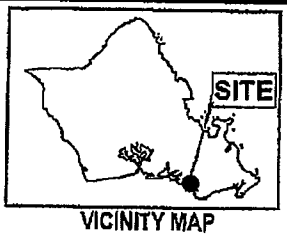
Exhibit A-2

Prepared by: Department of Planning and Permitting
City and County of Honolulu

Date Prepared: 4/2017

Copyright City & County of Honolulu
All Rights Reserved 2017





VICINITY MAP

8040 0 80 160 240 320

Scale in feet

Flood Map
Ala Moana Neighborhood
1500 Kapiolani IPD-T

TAX MAP KEY(S): 2-3-021: 007 through 010

FILE NO.: 2017/SDD-24

Exhibit A-3

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: July 2017

Copyright City & County of Honolulu
All Rights Reserved 2016

DEMOLITION PLAN

Exhibit B-1

Demo Plan
1/64" = 1'-0"

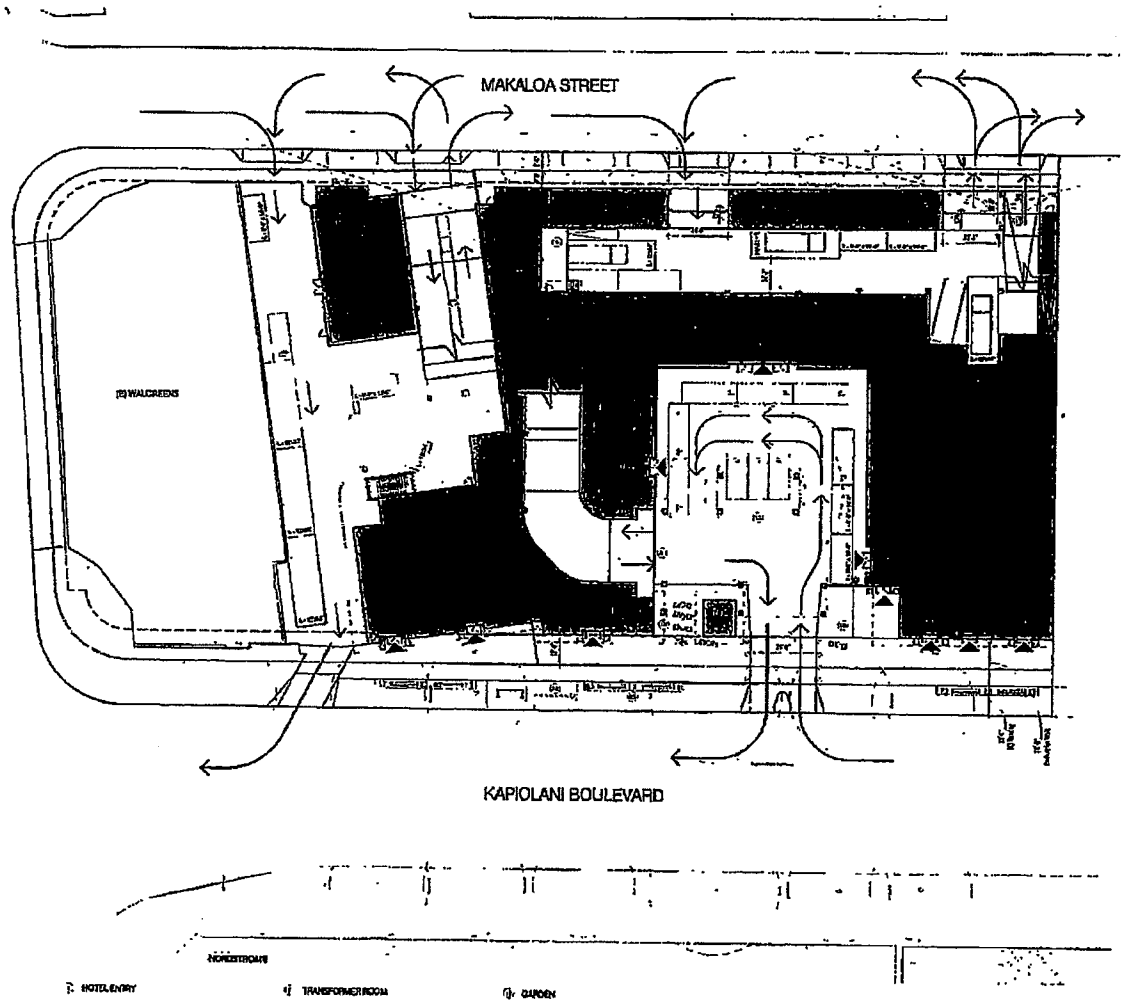
FIFTEEN HUNDRED KAPIOLANI

SCALE 1" = 16'-0"

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

MANA'OLANA

Exhibit B-2



Site Plan

- HOTEL ENTRY
- RESIDENTIAL LOBBY
- ELEVATORS TO LOBBY LEVEL
- RESIDENTIAL LOADING DOCK
- HOTEL LOADING DOCK
- ELECTRICAL ROOM
- TRANSFORMER ROOM
- RAMP TO PARKING
- RETAIL
- SERVICE RETAIL
- RESIDENT ENTRY
- RESTAURANT LOBBY
- GARDEN
- BIKESHARE
- PEDESTRIAN BENCHES
- FIRE CONTROL ROOM
- BACK OF HOUSE
- PUBLIC PLAZA/PARK/LET

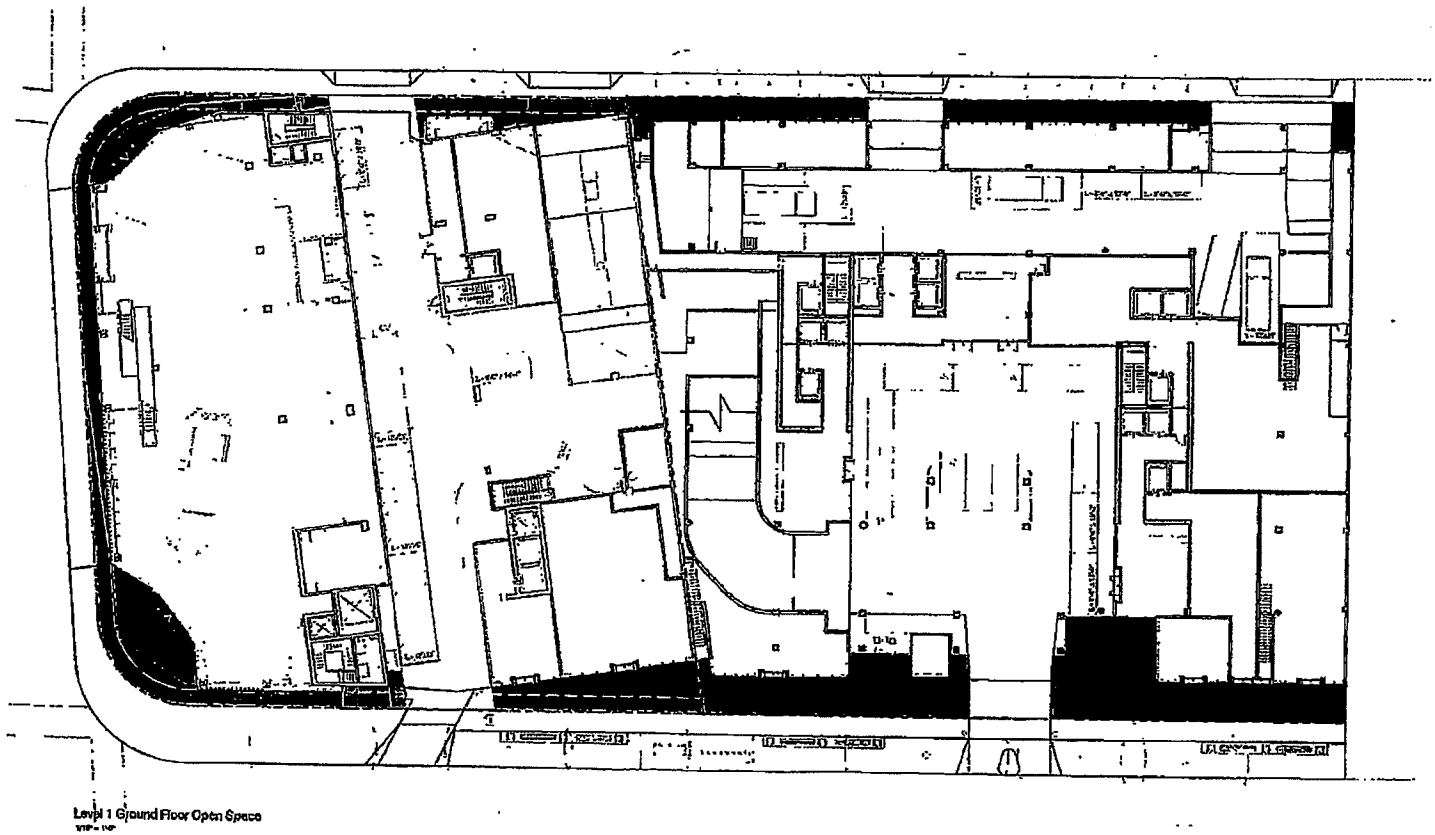
FIFTEEN HUNDRED KAPIOLANI

SCALE 1" = 20'-0"

SITE PLAN

ahl
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit B-3



ahl.

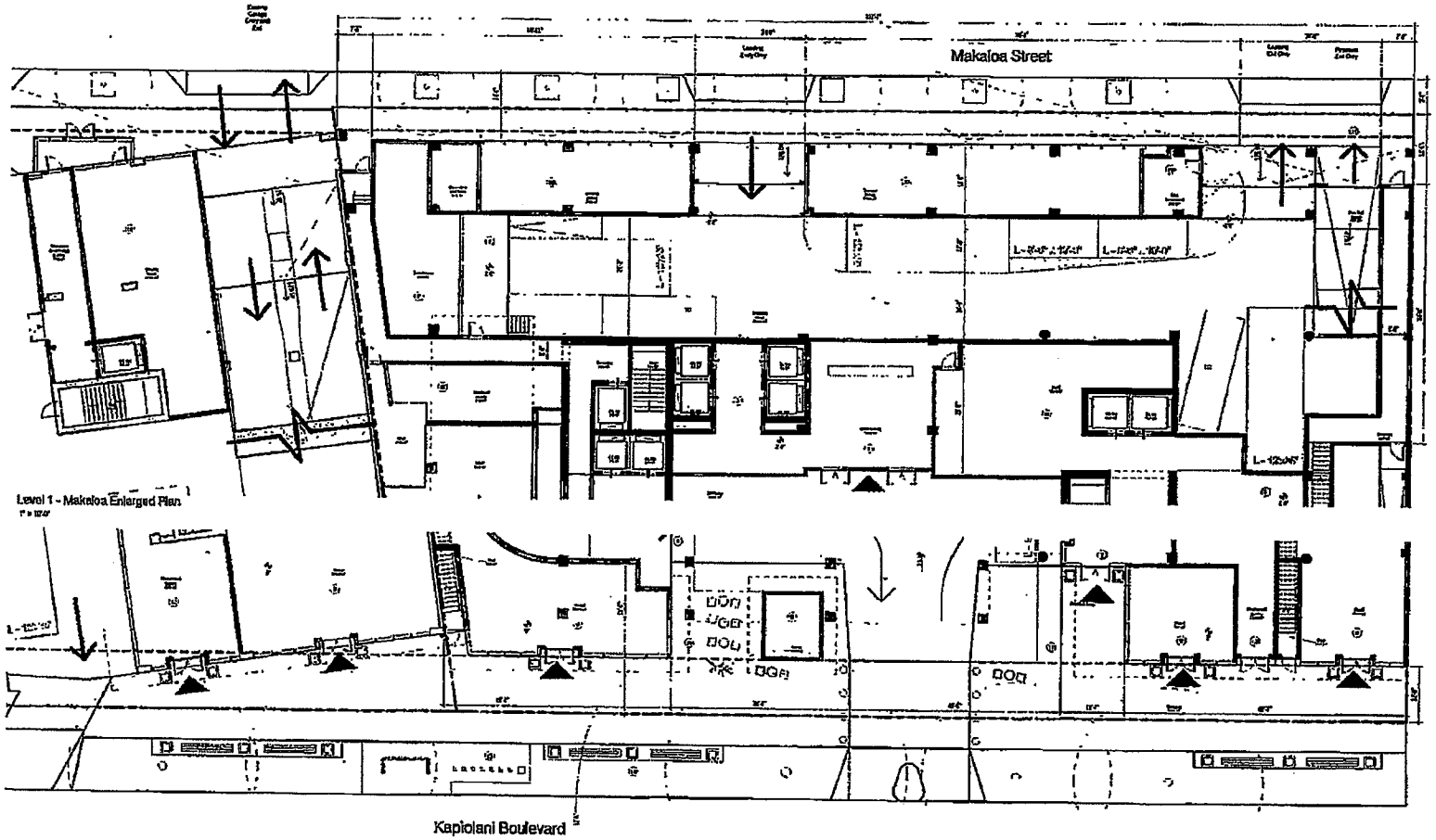
MANA OLANA

1500 KAPIOLANI BLVD HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

GROUND FLOOR OPEN SPACE PLAN

Exhibit B-4



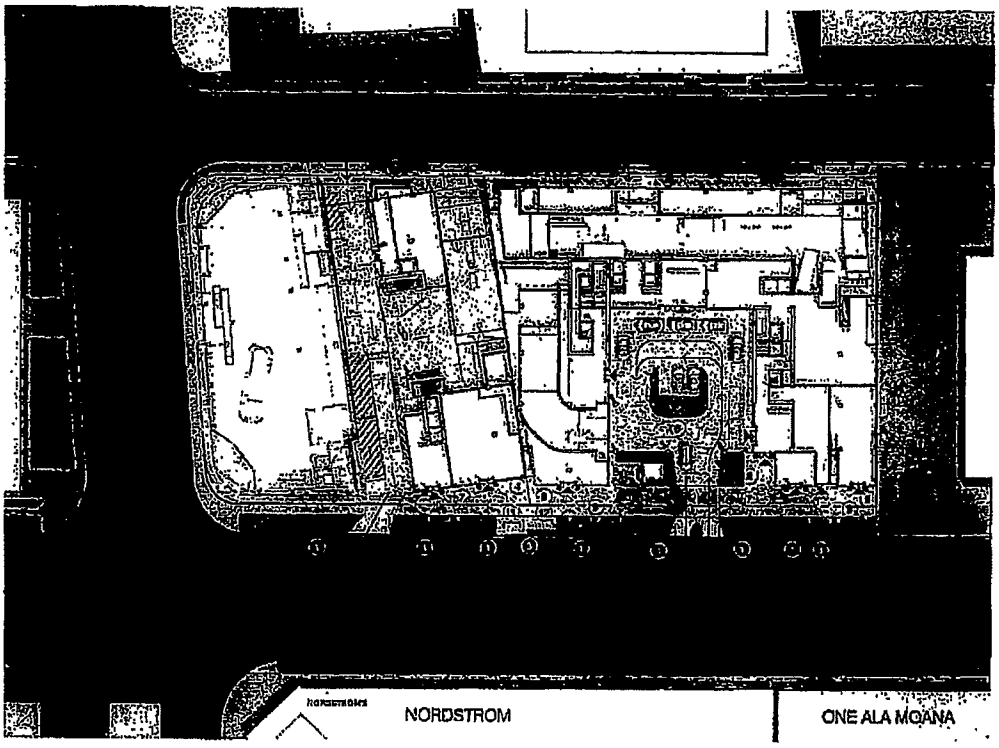
MANA OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS

LANDSCAPE PLAN

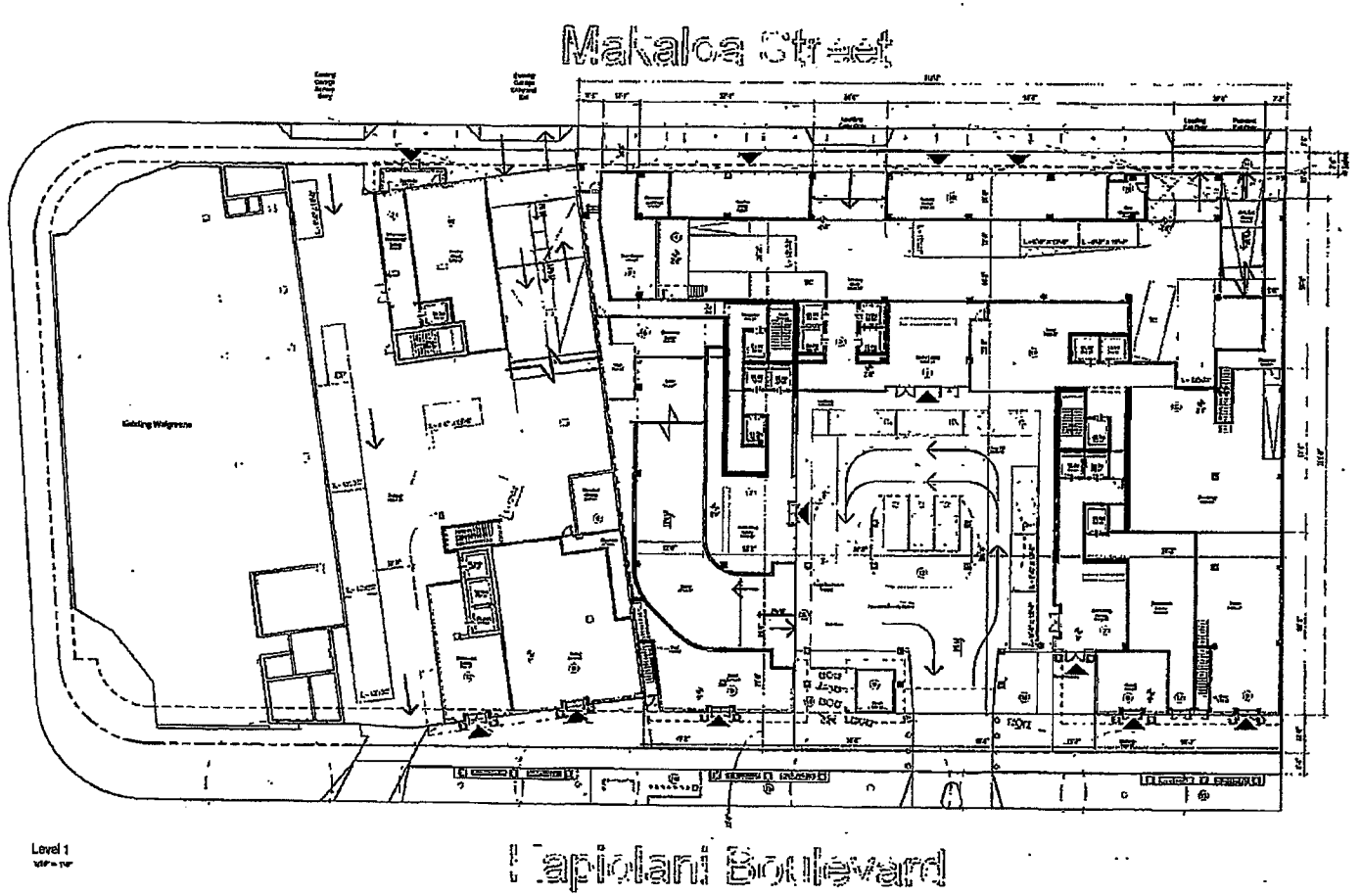


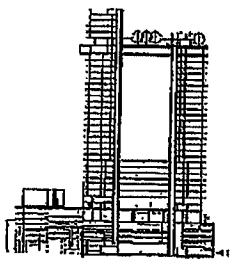
1. SEVEN (7) EXISTING MONKEYPOD TREES TO REMAIN.
2. DRIFTS OF TROPICAL UNDERSTORY SPECIES AND DISPOSITION TBD.
3. STREET LIGHTING PER CITY STANDARD.
4. INTEGRAL COLOR PRECAST PLANTERS, IRRIGATED, SEASONAL TROPICAL COLOR
5. TROPICAL GARDEN WITH SUPPLEMENTAL ILLUMINATION.
6. HANGING HORIZONTAL TROPICAL 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.

Exhibit B-5

Exhibit C-1





Level 1

- HOTEL ENTRY
- RESIDENTIAL LOBBY
- HOTEL LOBBY AND BALLROOM ACCESS
- RESIDENTIAL LOADING DOCK
- HOTEL LOADING DOCK
- ELECTRICAL ROOM
- TRANSFORMER ROOM
- RAMP TO PARKING
- RETAIL
- STORAGE/RETAIL
- RESIDENT ENTRY ONLY
- RESTAURANT LOBBY
- GARDEN
- BIKE SHARE
- PEDESTRIAN BENCHES
- FIRE CONTROL ROOM

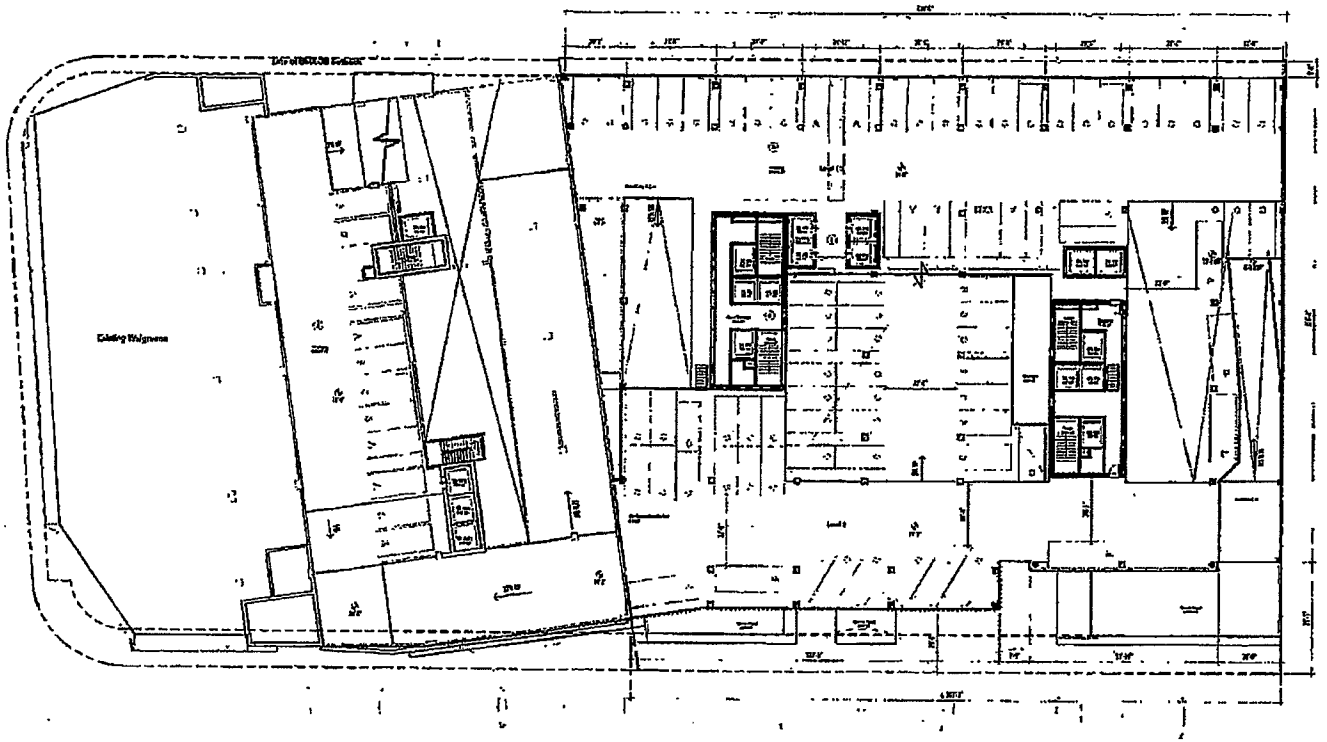
FIFTEEN HUNDRED KAPIOLANI

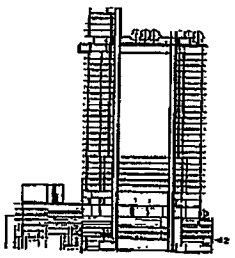
SCALE: 1" = 16'-0"

LEVEL 1 FLOOR PLAN

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-2





Level 2 Parking

- HOTEL LOBBY AND BALLROOM ACCESS
- RETAIL PARKING
- HOTEL AND RESIDENT PARKING
- BIKE STORAGE

Parking Stall Key		
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
C	Compact	7'-6" x 15'-0"
CP	Compact Parallel	7'-6" x 19'-0"
LS Stall	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0" (H)
LS Bus	Loading 10'x55'	12'-0" x 55'-0" x 14'-0" (H)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
VP	Van	11'-0" x 18'-0" + 5' Aisle

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

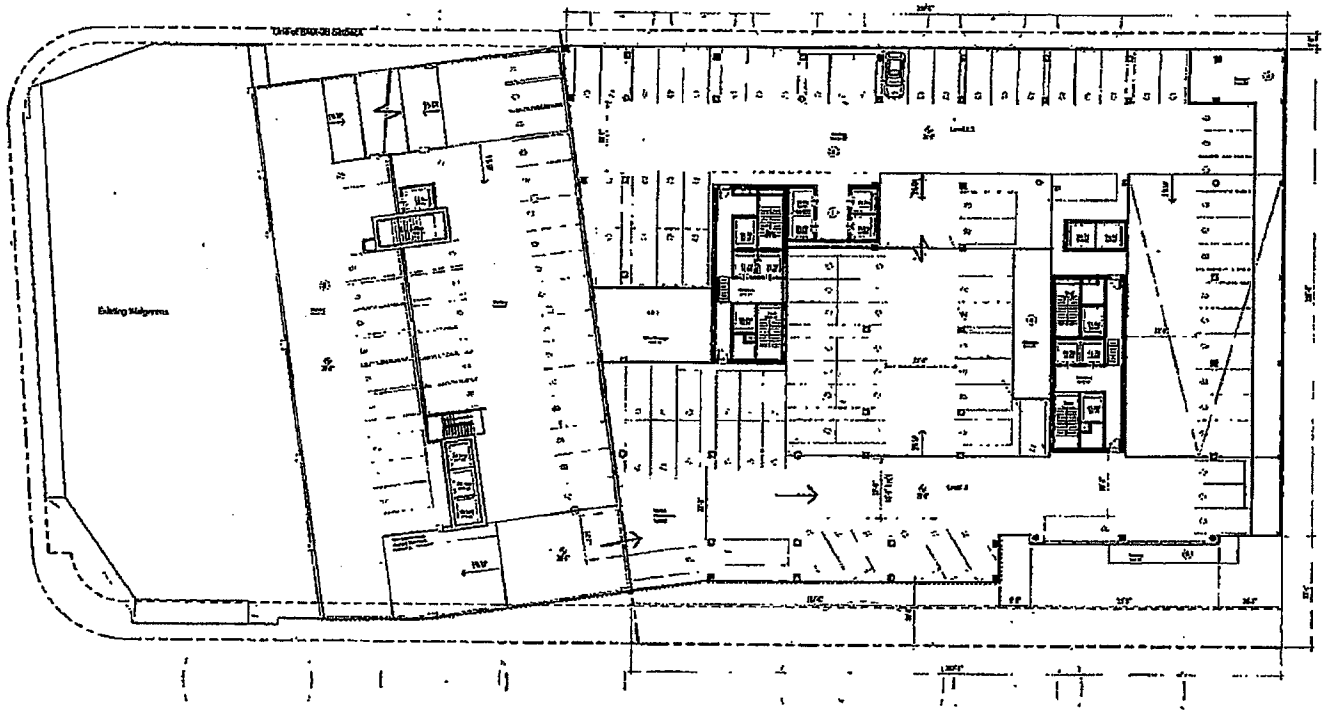
LEVEL 2 PARKING PLAN

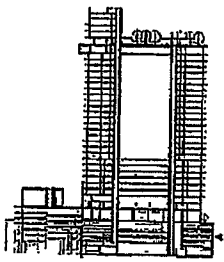
ahl

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

Exhibit C-3





Level 3 Parking
1/16" = 1'0"
(LEVEL 4 SIMILAR)

(1) HOTEL LOBBY AND BALLROOM ACCESS
(2) RETAIL PARKING
(3) HOTEL AND RESIDENT PARKING
(4) STORAGE
(5) TERRACE

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 19'-0" + 5' Aisle
C	Compact	7'-6" x 15'-0"
CP	Compact, Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0" Ht.
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0" Ht.
P	Parallel	8'-0" x 22'-0"
S	Standard	8'-3" x 18'-0"
VAN	Van	10'-0" x 19'-0" + 5' Aisle

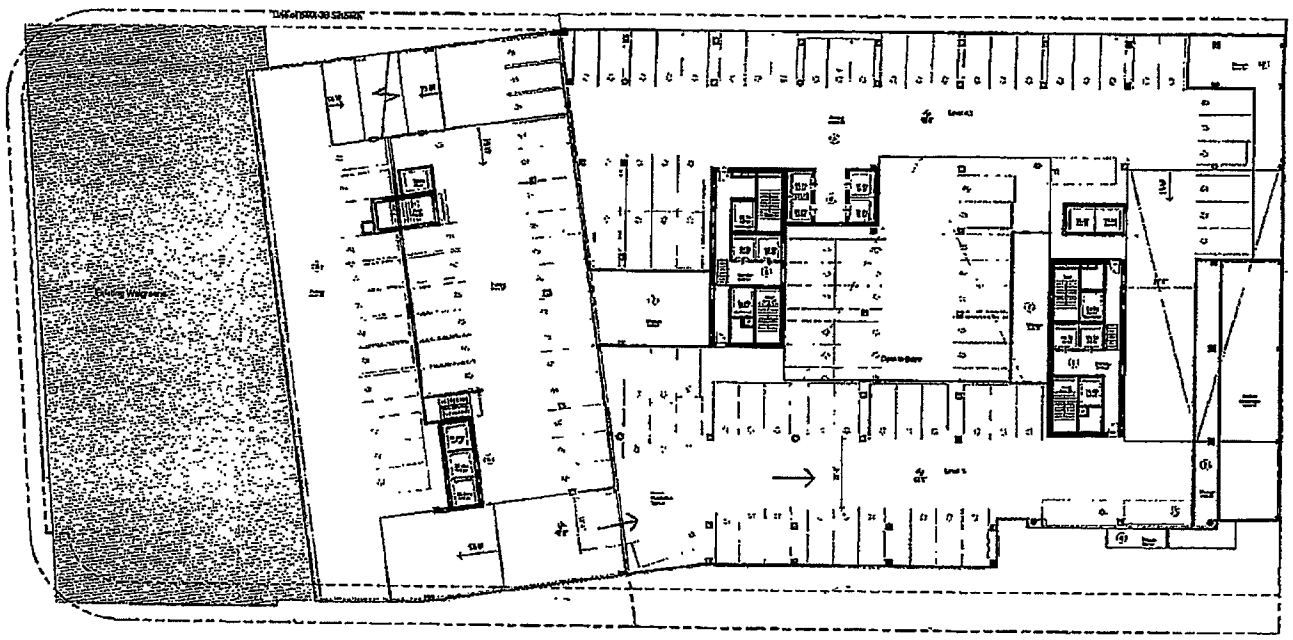
LEVEL 3 PARKING PLAN

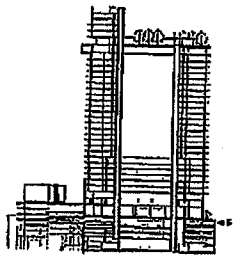
FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

MANA OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 16 MAY 2017

Exhibit C-4





Level 6 Parking

FIFTEEN HUNDRED KAPIOLANI

- RESIDENT ACCESS
- RETAIL PARKING
- HOTEL AND RESIDENT PARKING
- HOTEL LOBBY AND BALLROOM ACCESS
- RETAIL ACCESS
- TERRACE
- RESIDENTIAL STORAGE

Parking Stall Key		
Label	Description	Size
P	Accessible	8'-0" x 16'-0" + 5' Aisle
P	Compact	7'-6" x 16'-0"
P	Compact Parallel	7'-6" x 19'-0"
LS&S19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0" Ht.
LT20-35	Loading 20'x35'	19'-0" x 35'-0" x 14'-0" Ht.
P	Parallel	8'-0" x 22'-0"
P	Standard	8'-0" x 18'-0"
P	Van	11'-0" x 18'-0" + 5' Aisle

LEVEL 5 PARKING PLAN

MAHALO PLAN

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 16 MAY 2017

dhl
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017
FIFTEEN HUNDRED KAPIOLANI
Level 6 Ballroom
LEVEL 6 BALLROOM PLAN

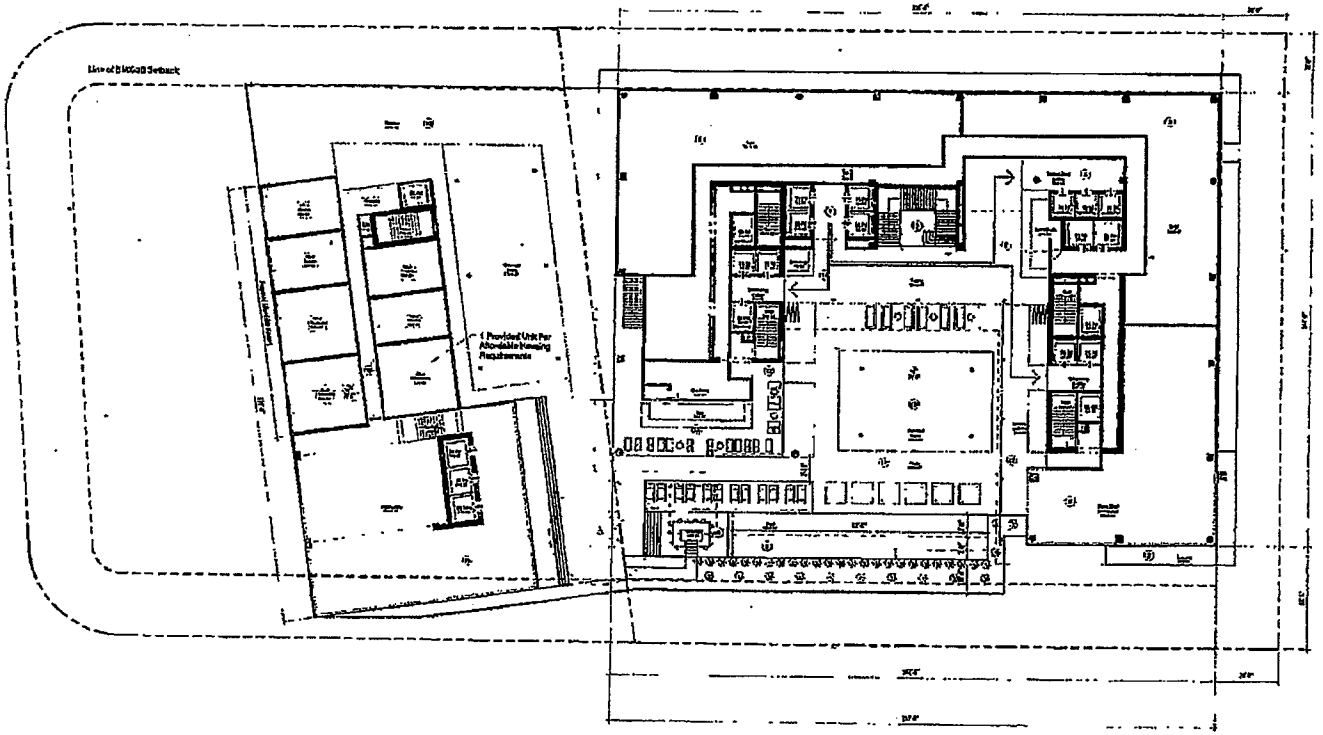
Exhibit C-5

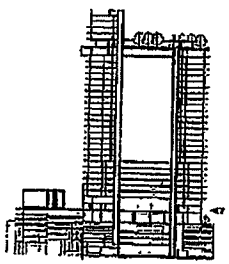
Exhibit C-6

ahl.

MAYA O'LANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017





Level 7 Pool Deck

1 HOTEL LOBBY AND BALLROOM ACCESS
2 TERRACE
3 BACK OF HOUSE
4 GUESTLIFTS
5 SPA
6 THREE MEAL RESTAURANT
7 RECEPTION
8 SWIMMING POOL
9 SWIM-UP BAR
10 COVERED LANAI AND GARDEN
11 POOL DECK
12 RESIDENT ACCESS
13 BAR
14 CONCIERGE
15 RESTAURANT
16 PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

SCALE: 1" = 16'-0"

LEVEL 7 POOL DECK PLAN

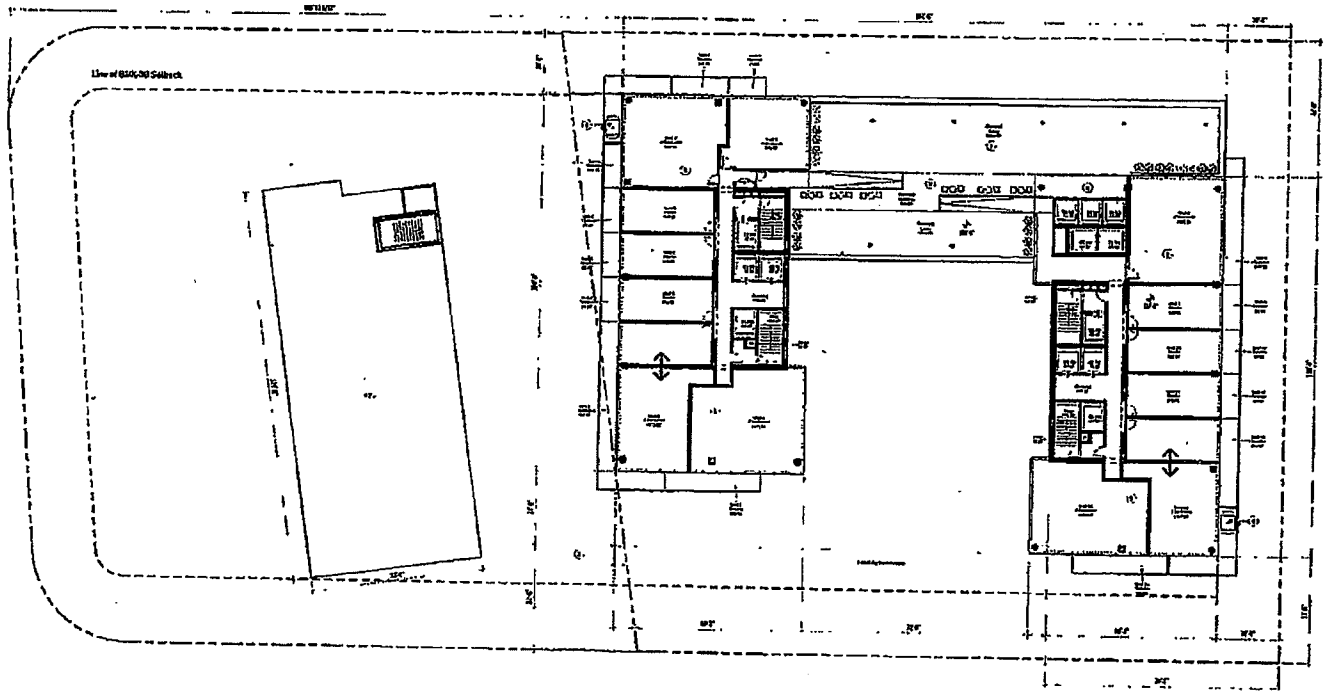
dhl
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017
FIFTEEN HUNDRED KAPIOLANI
Level 7.5 Mezzanine
1/16" = 1'-0"
SCALE: 1" = 1'-0"
1 HOTEL LOBBY, BALLROOM, AND FAIRWAY ACCESS
2 GUEST SUITE
3 SPA
4 SPA ENTRANCE
5 RESTAURANT
6 BAR/LOBBY
7 BACK OF HOUSE
8 FRONT OFFICE
9 MEZZANINE
10 OPEN TO BELOW
11 PROPOSED AFFORDABLE HOUSING
LEVEL 7.5 MEZZANINE PLAN

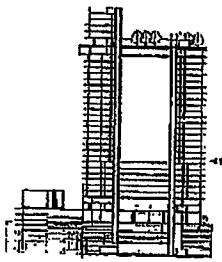
Exhibit C-7

MANA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017
FIFTEEN HUNDRED KAPIOLANI
Level 11 Typ. Linked Floor
LEVEL 11 TYP. LINKED FLOOR PLAN

Exhibit C-8

Exhibit C-9





Level 14 - Dog Walk

1. COVERED DOG WALK AREA
2. COVERED WALKWAY
3. LINE OF SKY GARDEN ABOVE
4. PLANTER BOX
5. RESIDENCES
6. GUEST ELEVATOR OVERRIDES
7. PROPOSED AFFORDABLE HOUSING ROOF BELOW

FIFTEEN HUNDRED KAPIOLANI

LEVEL 14 DOG WALK PLAN

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

HAWAIIANA

ahl

design hawaii

LEVEL 21 TYP. TOWER FLOOR PLAN

Exhibit C-10

FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 16 MAY 2017

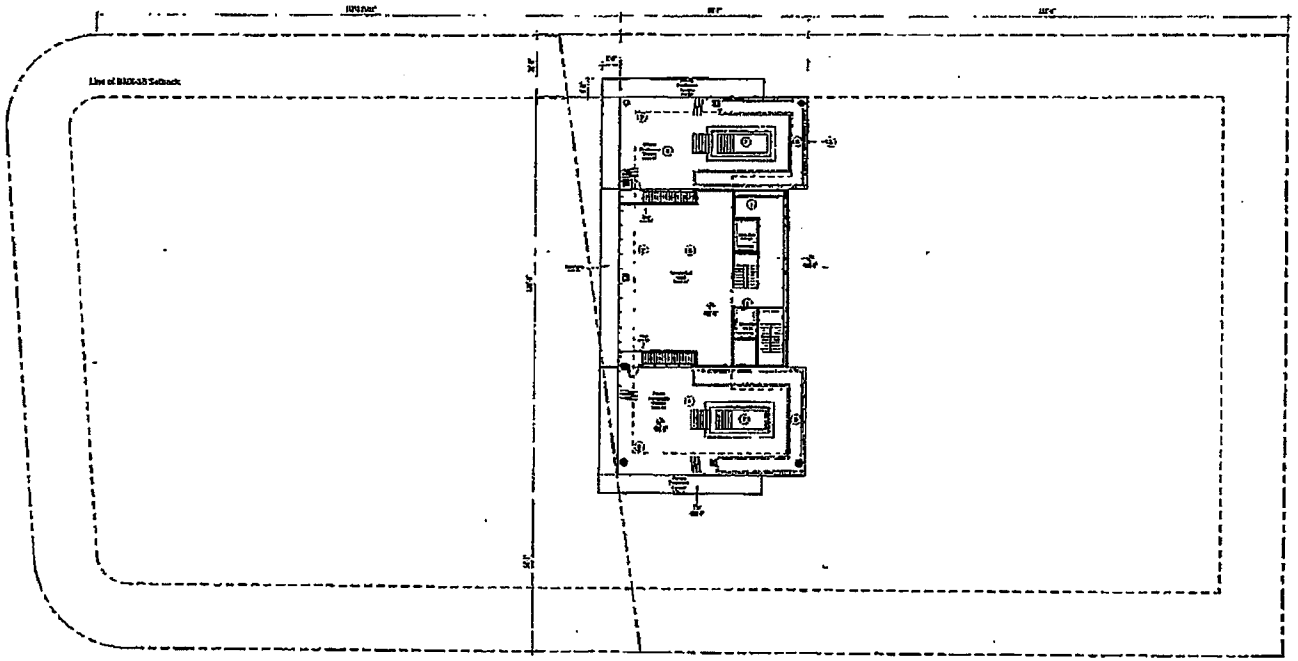
MAUKA OLANA

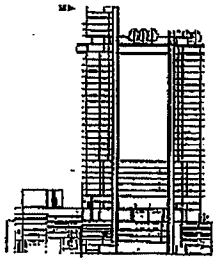
ahl

LEVEL 33 MECHANICAL/AMENITY PLAN

Exhibit C-11

Exhibit C-14





Level 38 Mechanical

1 ELEVATOR OVERRIDES
2 WINDOW WASHING TRACK AND SERVICE CATWALK ABOVE
3 MECHANICAL SCREEN
4 PRIVATE PENTHOUSE TERRACE
5 MECHANICAL YARD
6 RAISED PLANTER
7 PRIVATE PLUNGE POOL

FIFTEEN HUNDRED KAPIOLANI

LEVEL 38 MECHANICAL PLAN

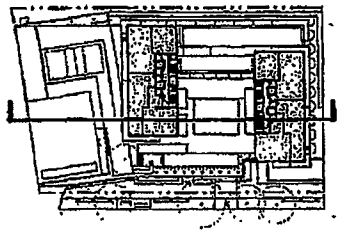
ahl.

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15MAY 2017

ROOF PLAN

Exhibit C-15



BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BASE (TOD) ENVELOPE PER TABLE 5-1

LINE OF BASE (LUO) ENVELOPE PER SEC. 21-5.250-1

E/W SECTION

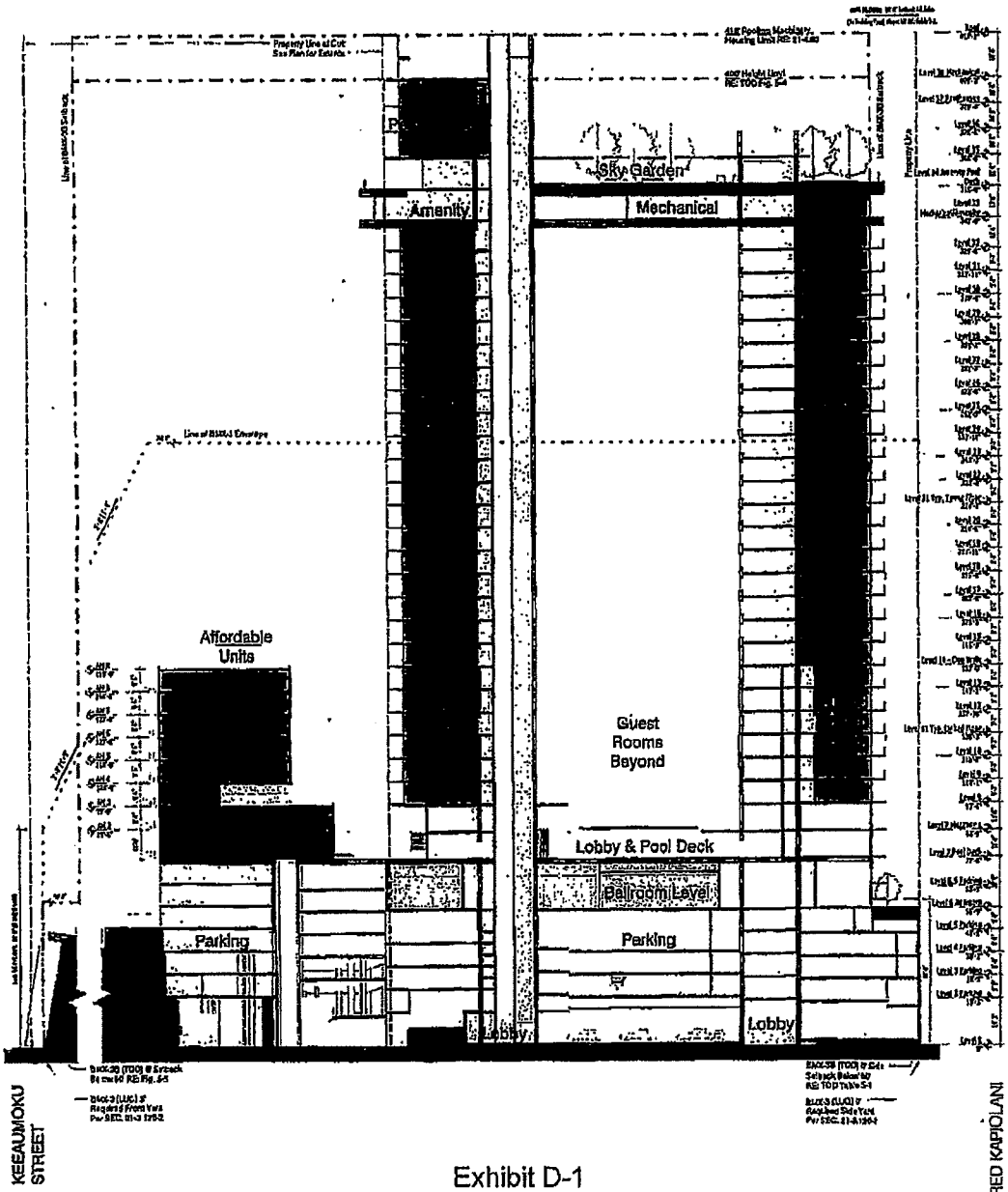
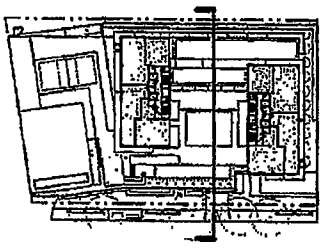


Exhibit D-1

au workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI



BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BUILDING ENVELOPE PER TABLE 5-1

LINE OF BUILDING ENVELOPE PER SEC. 21-5.1302

N/S SECTION

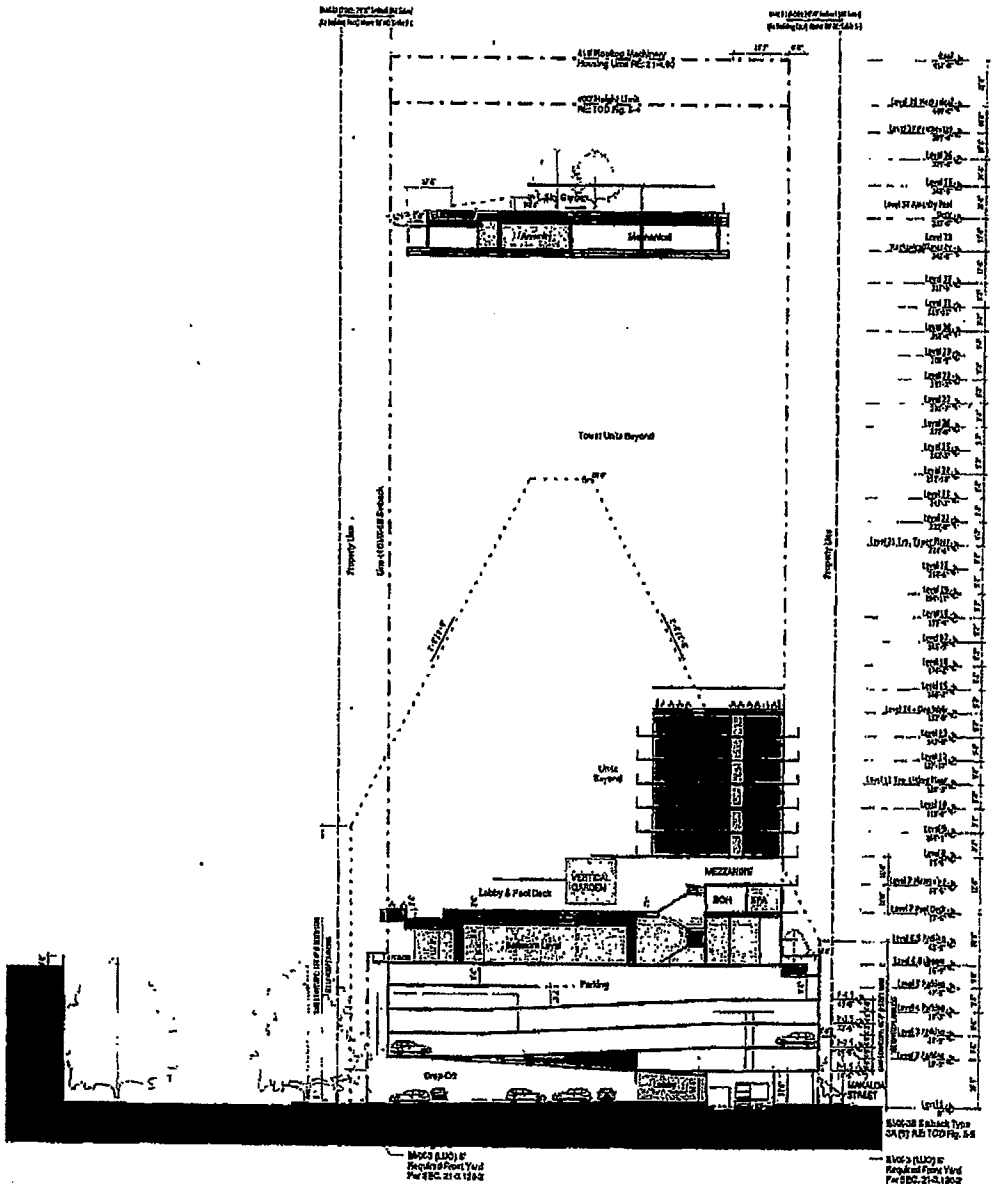


EXHIBIT D-2

au workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

FIFTEEN HUNDRED KAPIOLANI

KAPIOLANI ELEVATION

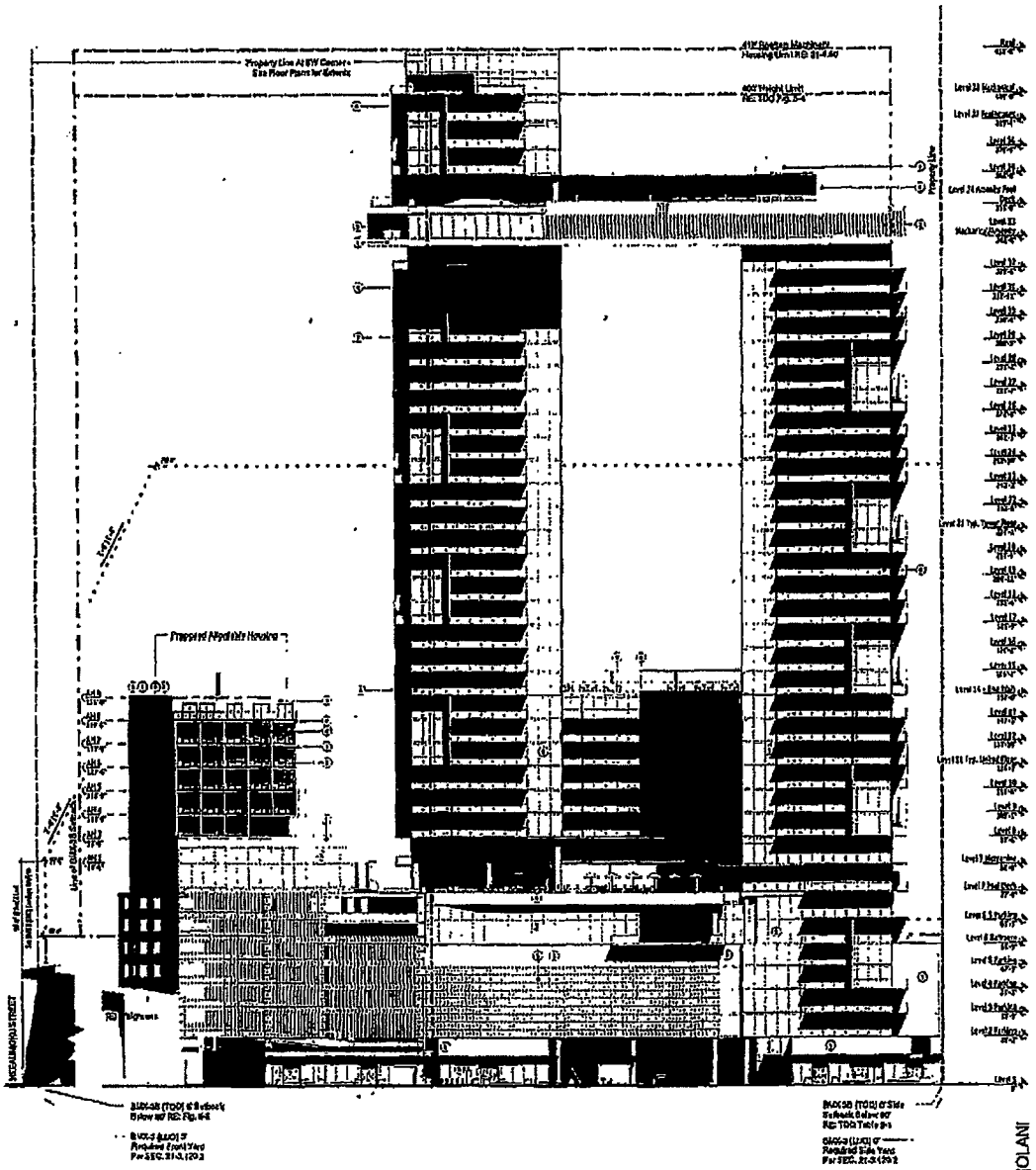
① DARK COLD RED SIGNE OR METAL PANELS
② GREEN WALL SYSTEM
③ PATTERNED METAL SCREEN
④ LIGHT COLORED SIGNE OR METAL PANELS
⑤ HIGH PERFORMANCE GLAZING WALL
⑥ LAMINATED GLASS RAILING
⑦ PLANTER BOX
⑧ STEEL GUARDRAIL SYSTEM

BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BUILDABLE (TOD) ENVELOPE PER TABLE 21-9.100-2

LINE OF BUILDABLE (TOD) ENVELOPE PER SEC. 21-9.100-2



KAPIOLANI (SOUTH) ELEVATION

EXHIBIT D-3

FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 15 MAY 2017

EAST ELEVATION

1. DARK COLORED STONE OR METAL PANELS
2. GREEN WALL SYSTEM
3. PATTERNED METAL SCREEN
4. LIGHT COLORED STONE OR METAL PANELS
5. HIGH PERFORMANCE GLAZING WALL
6. LAMINATED GLASS RAILING
7. INTEGRATED PLANTER BOX
8. STEEL GUARDRAIL SYSTEM

BOUNDARY LINE KEY

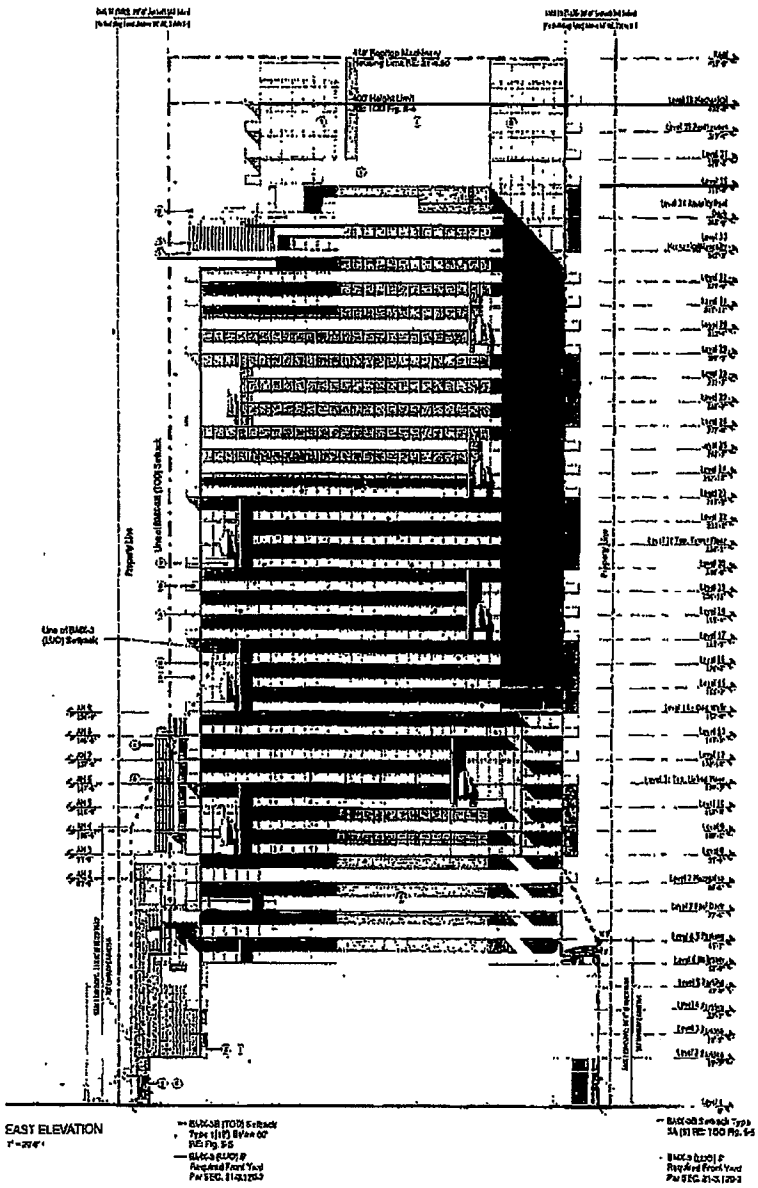
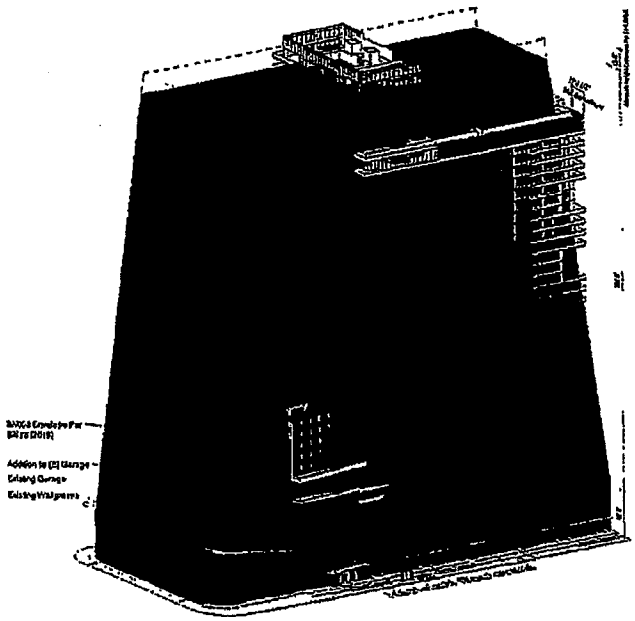


EXHIBIT D-4

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



Total Envelope Volume:	22,280,100 C.F.
Proposed Volume:	9,693,200 C.F.
(43.5% of Total)	
Volume outside of Envelope	356,400 C.F.
(1.6% of Total)	

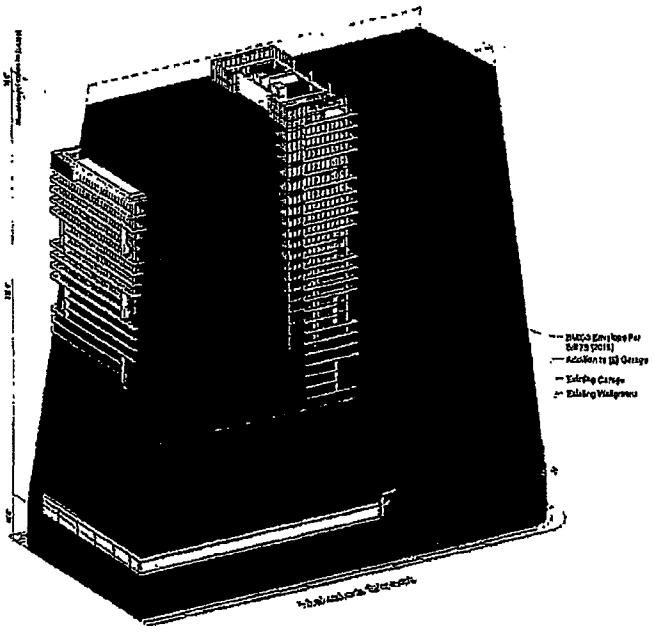


EXHIBIT E-3

FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | REV. 7 JUNE 2017

NOT TO SCALE

SHADOW STUDIES

FIFTEEN HUNDRED KAPIOLANI

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

MĀNOA OLANA

Exhibit F-1

Exhibit F-2

VIEW FROM SOUTHWEST

EXHIBIT F-2

[au] Workshop ahl. MANA'OLANA

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

FIFTEEN HUNDRED KAPIOLANI

Exhibit F-3

ahl.

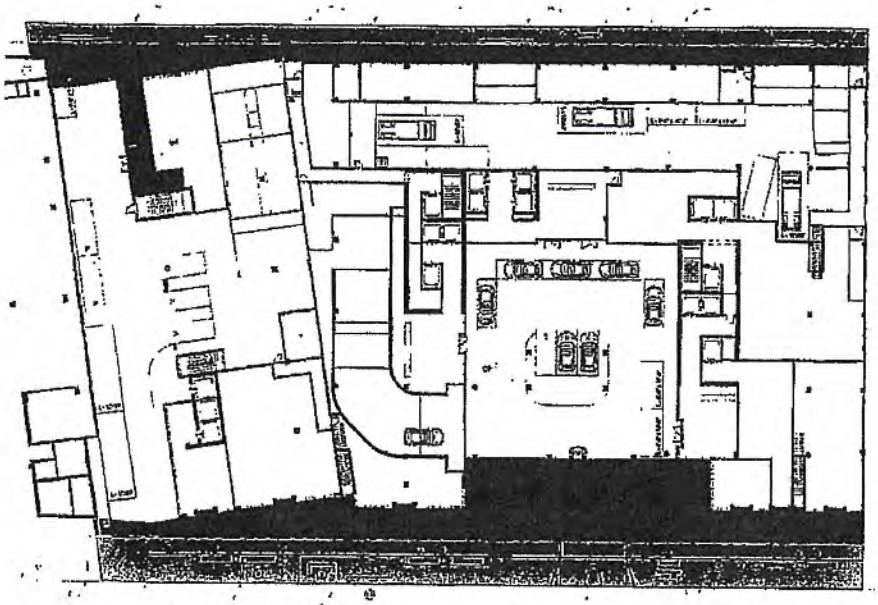
MANA OLANA

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

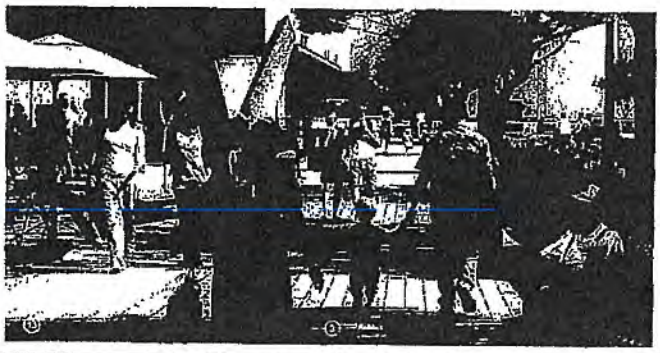
FIFTEEN HUNDRED KAPIOLANI

PEDESTRIAN VIEW ALONG KAPIOLANI

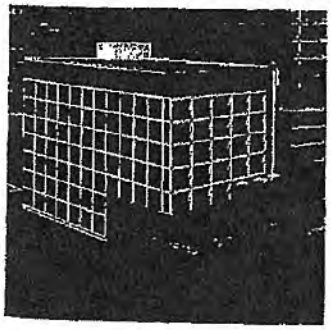
COMMUNITY BENEFITS

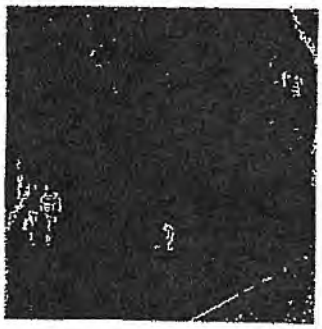












1. ON-SITE AFFORDABLE HOUSING (SEE NARRATIVE FOR DETAILS)
2. IMPROVED RETAIL FRONTAGE ALONG MAKALOA (NOT SHOWN)
3. IMPROVEMENTS IN THE RIGHT-OF-WAY
4. IMPROVED PARKWAY LANDSCAPING
5. PUBLIC BENCHES AND OTHER SITE FURNITURE
6. IMPROVED BUS SHELTER
7. PUBLIC PLAZA / PARKLET
8. PUBLIC SCULPTURE CENTERPIECE 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)

EXHIBIT F-4

aui workshop ahl. MANA'OLANA

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

SCALE: 1" = 20'-0"

N

FIFTEEN HUNDRED KAPIOLANI

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 17-221, CD1

Introduced: 08/15/17 By: RON MENOR – BY REQUEST Committee: ZONING & HOUSING

Title: RESOLUTION APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE 1500 KAPIOLANI CONDO-HOTEL AND RESIDENTIAL DEVELOPMENT PROJECT.

Voting Legend: * = Aye w/Reservations

08/31/17	SPECIAL ZONING AND HOUSING	CR-344 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
09/06/17	COUNCIL	CR-344 AND RESOLUTION 17-221, CD1 WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, PINE. 1 ABSENT: OZAWA.

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

RON MENOR, CHAIR AND PRESIDING OFFICER

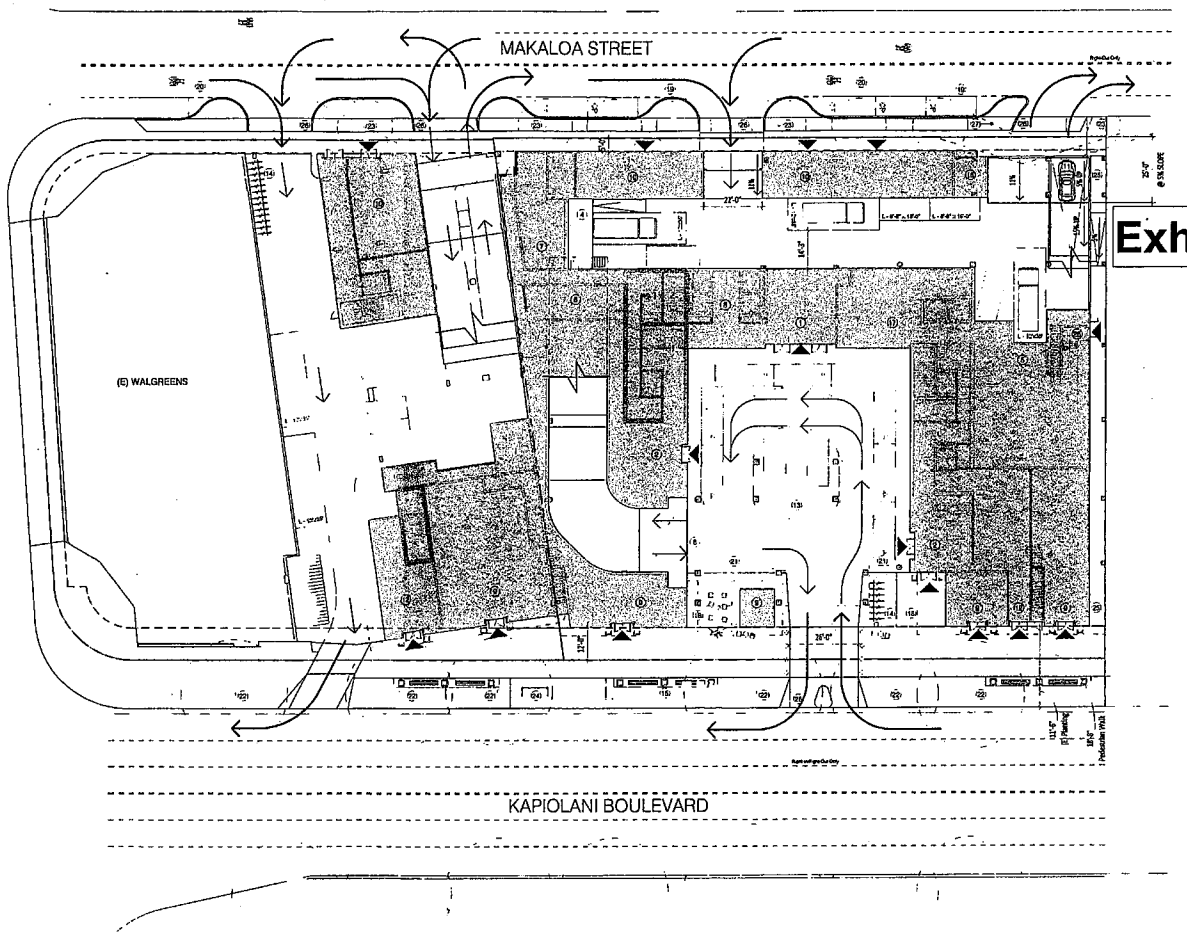


Exhibit A

ahl.

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

AUGUST 31, 2017

Site Plan
1" = 20'-0"

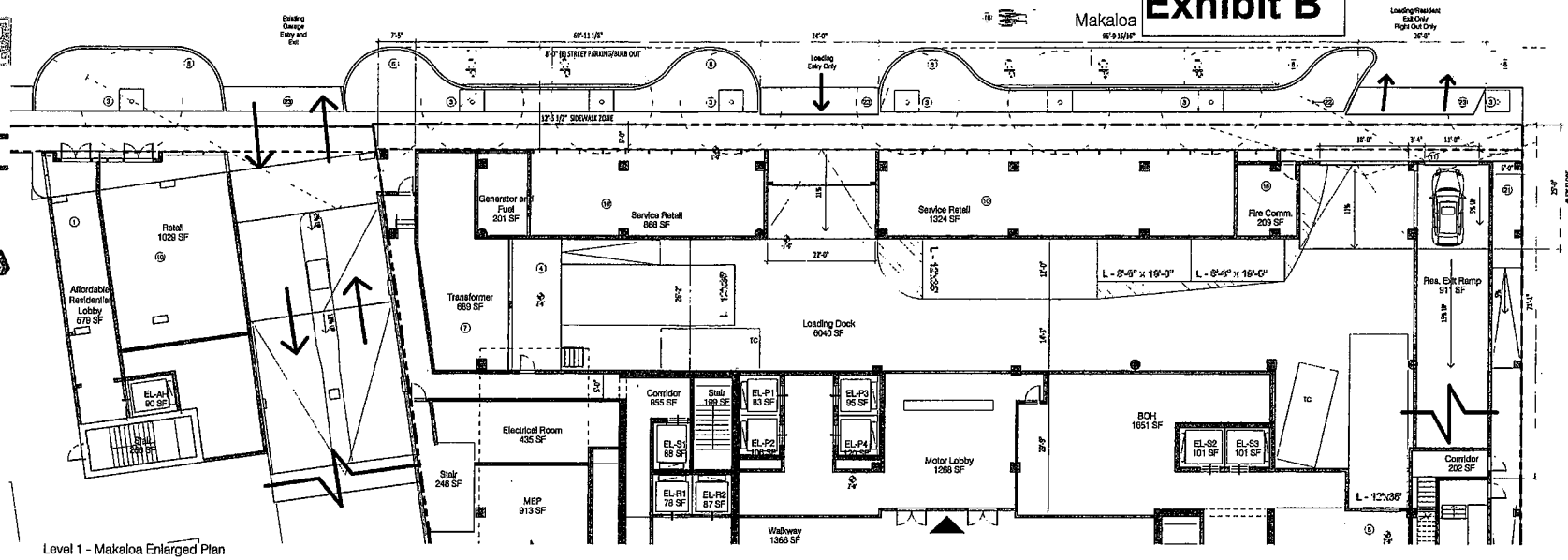
1. HOTEL ENTRY
2. RESIDENTIAL LOBBY
3. ELEVATORS TO LOBBY LEVEL
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. ELECTRICAL ROOM
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. ELECTRONICALLY CONTROLLED GATE: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BIKE SHARE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

FIFTEEN HUNDRED KAPIOLANI

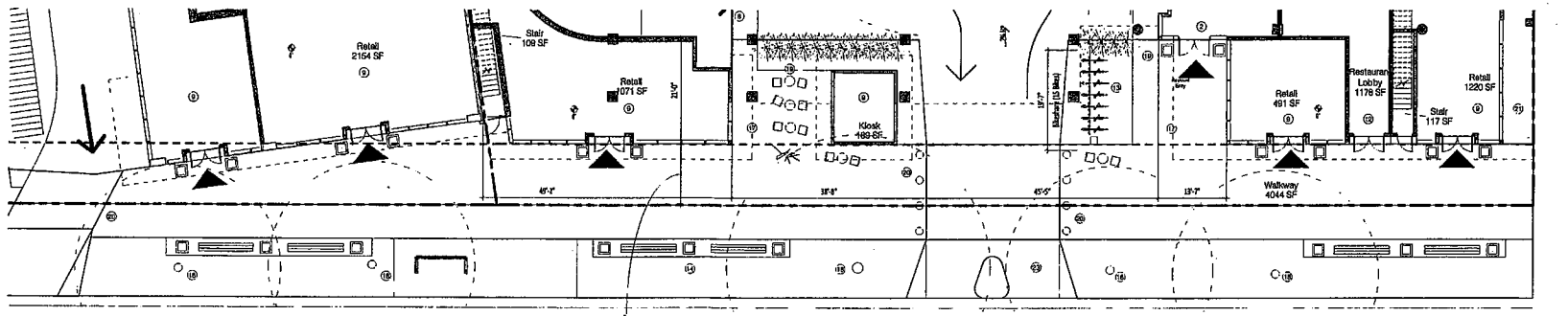
0' 10' 20' 40'
SCALE: 1" = 20'-0"

SITE PLAN

Makaloa **Exhibit B**



Level 1 - Makaloa Enlarged Plan
1" = 10'-0"



Kapiolani Boulevard

Level 1 - Kapiolani Enlarged Plan
1" = 10'-0"

1. AFFORDABLE HOUSING LOBBY
2. RESIDENTIAL LOBBY
3. NEW STREET TREES PER STANDARD
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. BULB-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. BIKE SHARE
14. PEDESTRIAN BENCHES
15. FIRE CONTROL ROOM
16. NEW BIKE "SHARROWS"
17. PUBLIC PLAZA/PARKLET
18. EXISTING MONKEY POD TREES TO REMAIN
19. BAMBOO SCREENING HEDGE
20. AT-GRADE SIDEWALK EXPANSION WITH SAME MATERIALS; CONTINUES ACROSS DRIVEWAY
21. NEW, SAFE, WELL-LIT, PAVED PEDESTRIAN PATHWAY
22. APPROXIMATE VEHICLE SIGHT-LINES
23. APRON

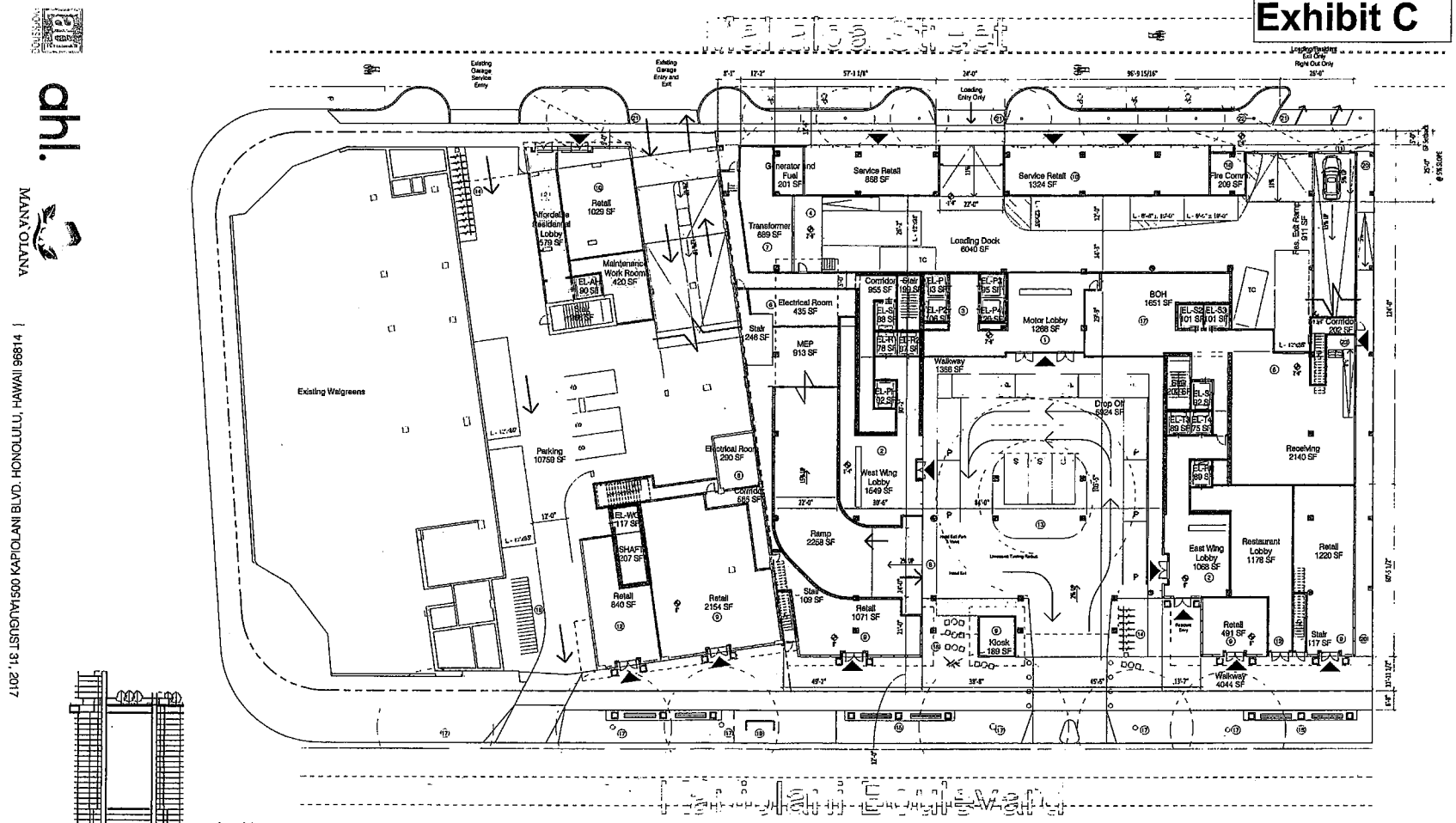
FIFTEEN HUNDRED KAPIOLANI

0' 5' 10' 20'
SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS

MA'NA'OLANA
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 31, 2017

Exhibit C



Level 1
1/16" = 1'-0"

FIFTEEN HUNDRED KAPIOLANI

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

1. HOTEL ENTRY
2. RESIDENTIAL LOBBY
3. HOTEL LOBBY AND BALLROOM ACCESS
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: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BIKE SHARE STATION (20 DOCKS TOTAL)
15. PEDESTRIAN BENCHES
16. FIRE CONTROL ROOM
17. EXISTING MONKEY POD TREES TO REMAIN
18. BIKE PARKING (21 SPACES)
19. NEW BUS STOP SHELTER
20. NEW PEDESTRIAN PATHWAY
21. APRON
22. APPROXIMATE VEHICLE SIGHT-LINES
23. EMPLOYEE ENTRANCE

LEVEL 1 FLOOR PLAN

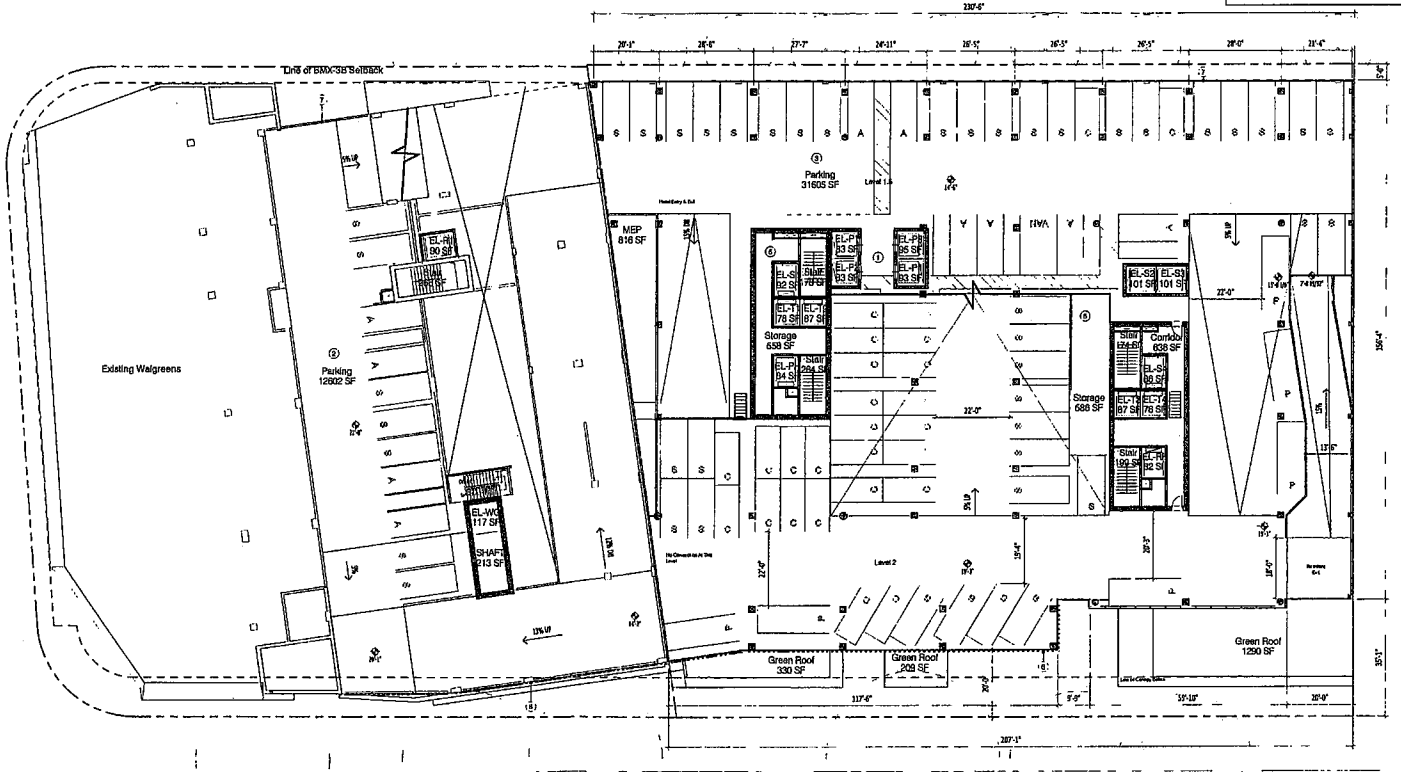
ahl.
MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814
AUGUST 18, 2017

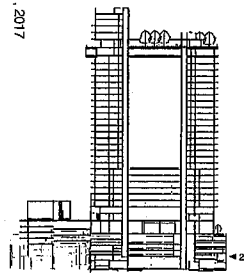
Exhibit D

ahl.

MANA'OLANA

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 31, 2017





Level 2 Parking
1/16" = 1'-0"

FIFTEEN HUNDRED KAPIOLANI

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

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

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard SU-30 turning	8'-3" x 18'-0"
V	Van	11'-0" x 18'-0" + 5' Aisle

Project Parking Schedule

Level	Type	Count
Level 1	Parallel	8
Level 1	Standard	6
		14
Level 2 Parking	Accessible	10
Level 2 Parking	Compact	24
Level 2 Parking	Parallel	6
Level 2 Parking	Standard	45
Level 2 Parking	Van	1
		86

Project Parking Schedule

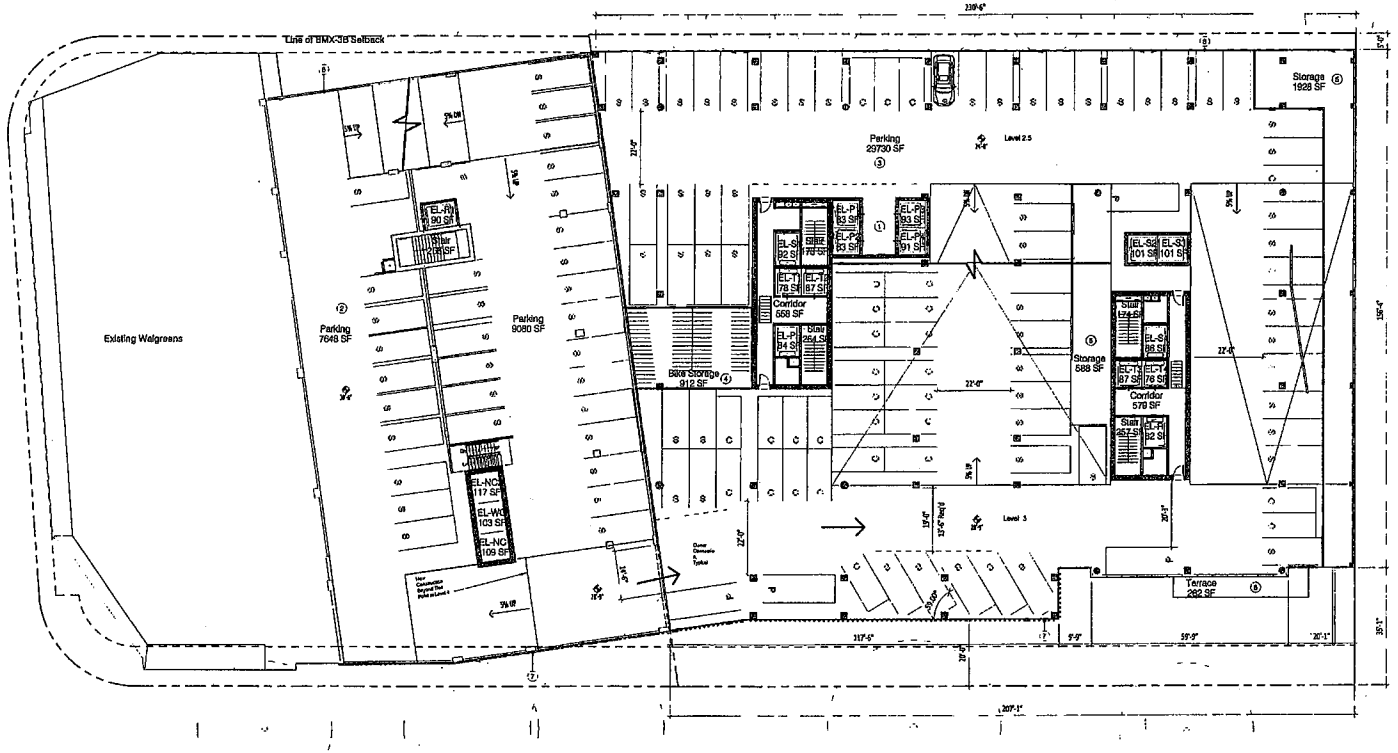
Level	Type	Count
Level 3 Parking	Compact	29
Level 3 Parking	Parallel	4
Level 3 Parking	Standard	92
		125
Level 4 Parking	Compact	31
Level 4 Parking	Parallel	3
Level 4 Parking	Standard	94
		128

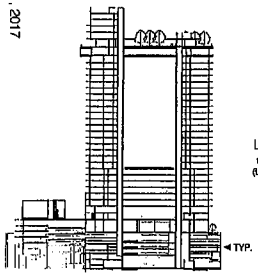
Project Parking Schedule

Level	Type	Count
Level 5 Parking	Compact	6
Level 5 Parking	Compact Parallel	1
Level 5 Parking	Parallel	4
Level 5 Parking	Standard	107
		118
Level 6 Ballroom	Standard	38
		38
Level 6.5 Parking	Standard	28
		28
Grand total: 537		537

LEVEL 2 PARKING PLAN

Exhibit E





Level 3 Parking
1/16" = 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

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
	SU-30 turning	
V	Van	11'-0" x 18'-0" + 5' Aisle

Project Bicycle Parking Schedule

Level	Count
Level 1	21
Level 3 Parking	63
Level 4 Parking	63
Level 5 Parking	10
Grand total: 157	157

FIFTEEN HUNDRED KAPIOLANI

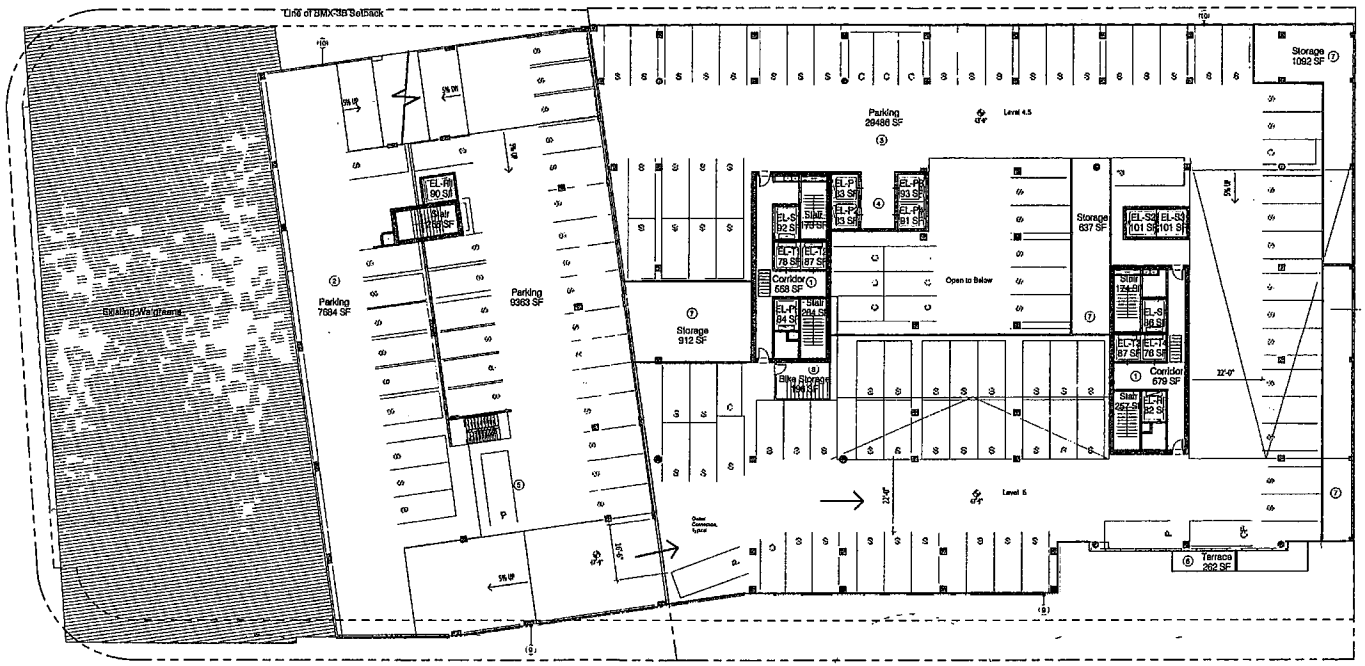
0' 8' 16' 32'
SCALE: 1" = 16'-0"

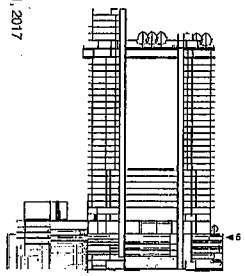
LEVEL 3 PARKING PLAN

ahl. MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 31, 2017

Exhibit F





Level 5 Parking
1/16" = 1'-0"

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

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 9.5x19	Loading 9.5' x 19'	9'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"
	SU-30 turning	
V	Van	11'-0" x 18'-0" + 5' Aisle

FIFTEEN HUNDRED KAPIOLANI

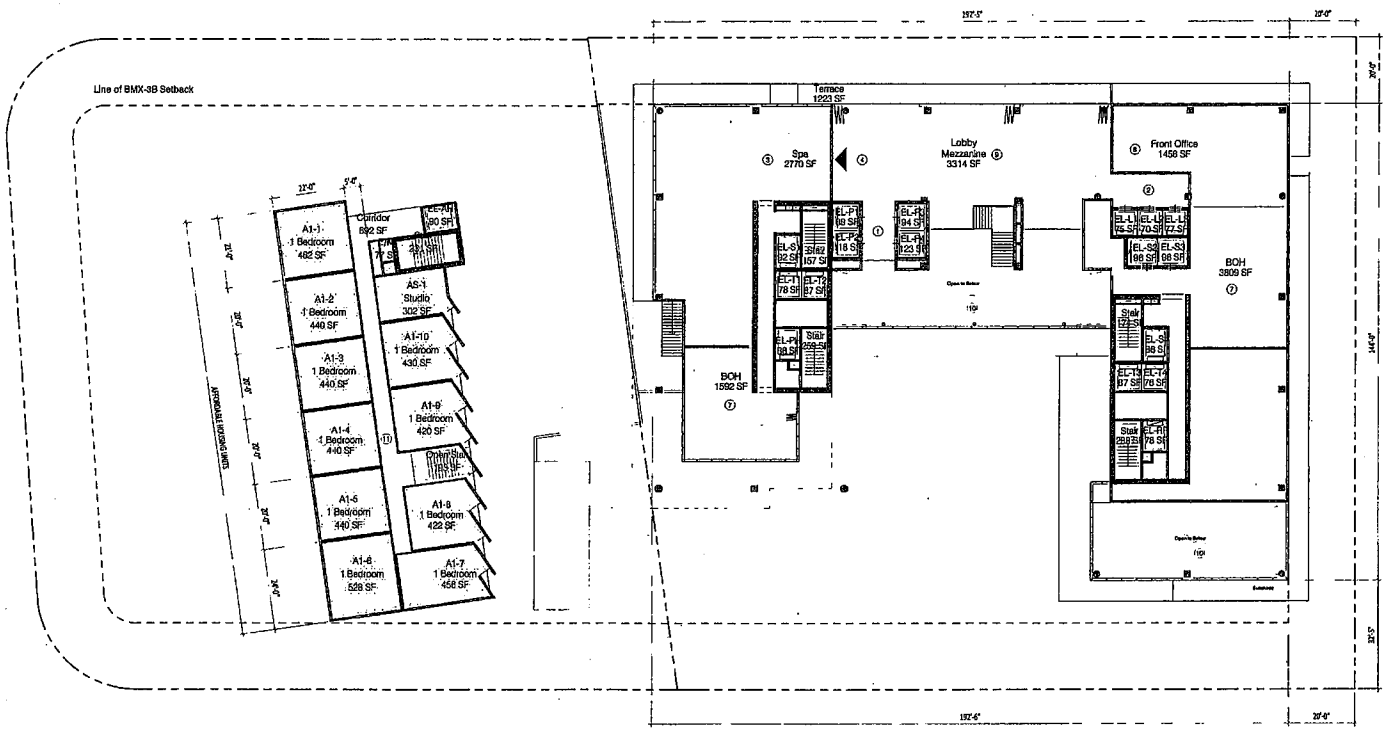
0' 8' 16' 32'
SCALE: 1" = 16'-0"

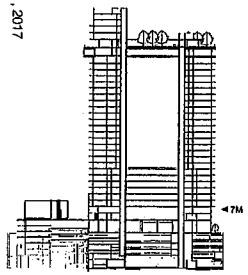
LEVEL 5 PARKING PLAN

ahl.
MANA'OLANA

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 31, 2017

Exhibit H





Level 7.5 Mezzanine
1/16" = 1'-0"

1 HOTEL LOBBY, BALLROOM, AND PARKING ACCESS
2 GUEST LIFTS
3 SPA
3 SPA ENTRANCE
5 RESTAURANT
6 BAR BELOW
7 BACK OF HOUSE
8 FRONT OFFICE
9 MEZZANINE
10 OPEN TO BELOW
11 PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

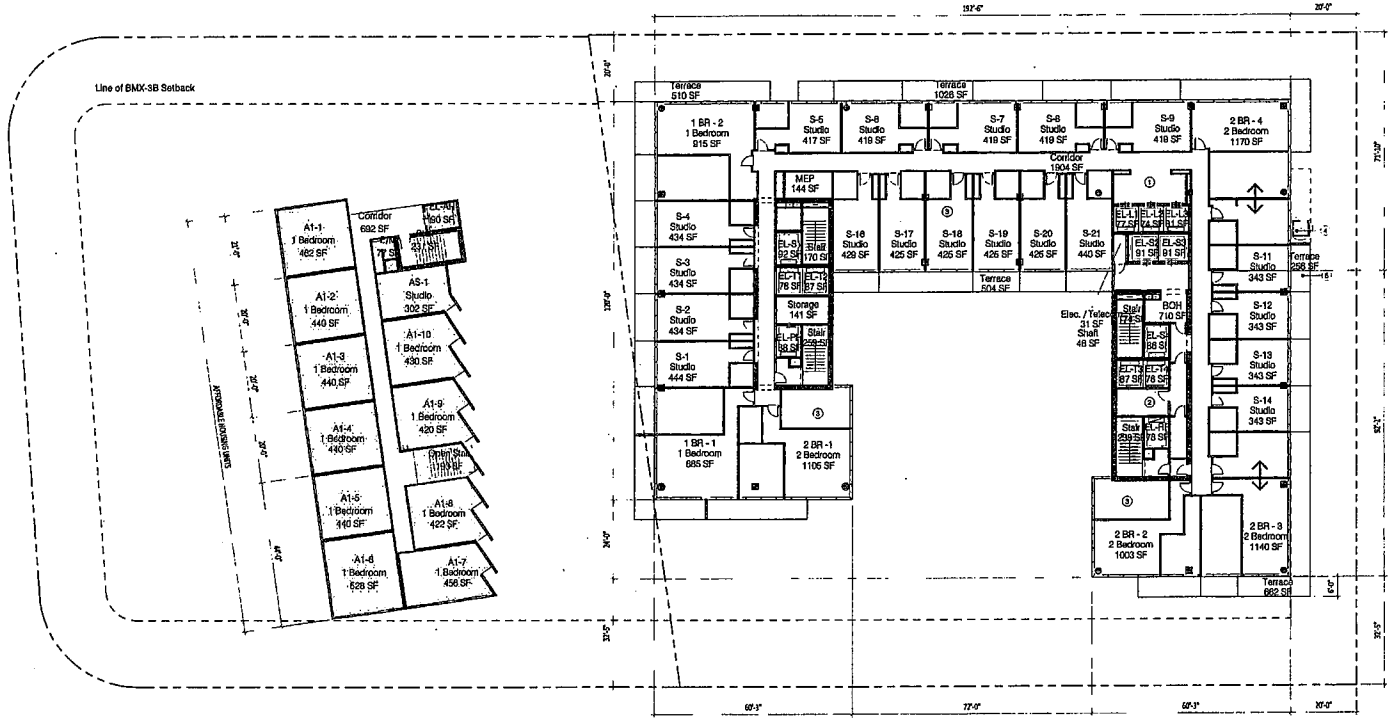
0' 8' 16' 32'
SCALE: 1" = 16'-0"

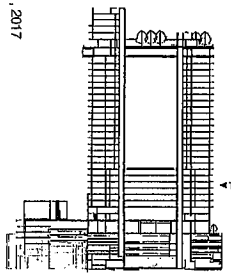
LEVEL 7.5 MEZZANINE PLAN

MANA'OLANA
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

AUGUST 31, 2017

Exhibit I





Level 11 Typ. Linked Floor
1/16" = 1'-0"

1. GUEST LIFTS
2. BACK OF HOUSE
3. GUEST ROOMS
4. PLANTER BOX
5. BALCONY
6. PROPOSED AFFORDABLE HOUSING

FIFTEEN HUNDRED KAPIOLANI

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

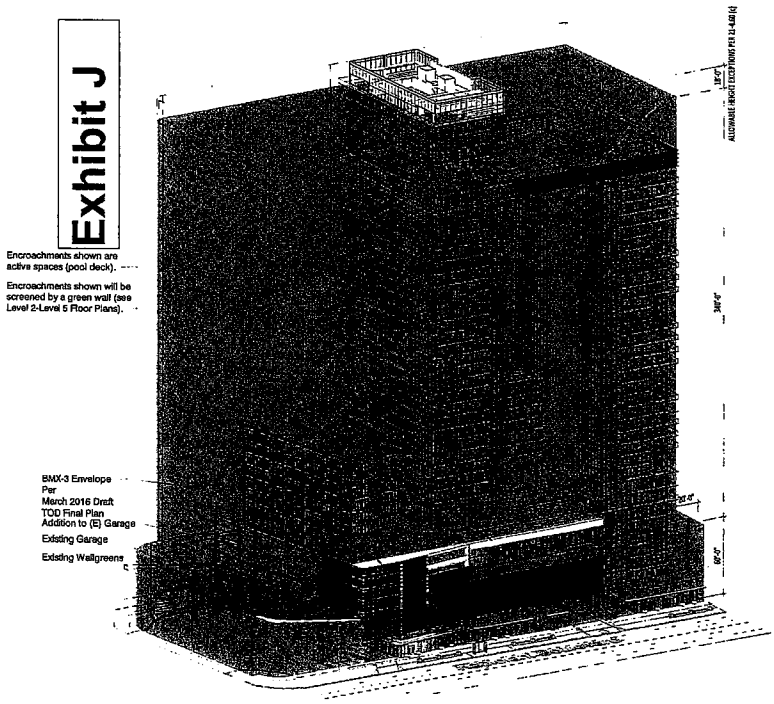
LEVEL 11 TYP. LINKED FLOOR PLAN

MAUKA TO MAUKA
ohl.
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

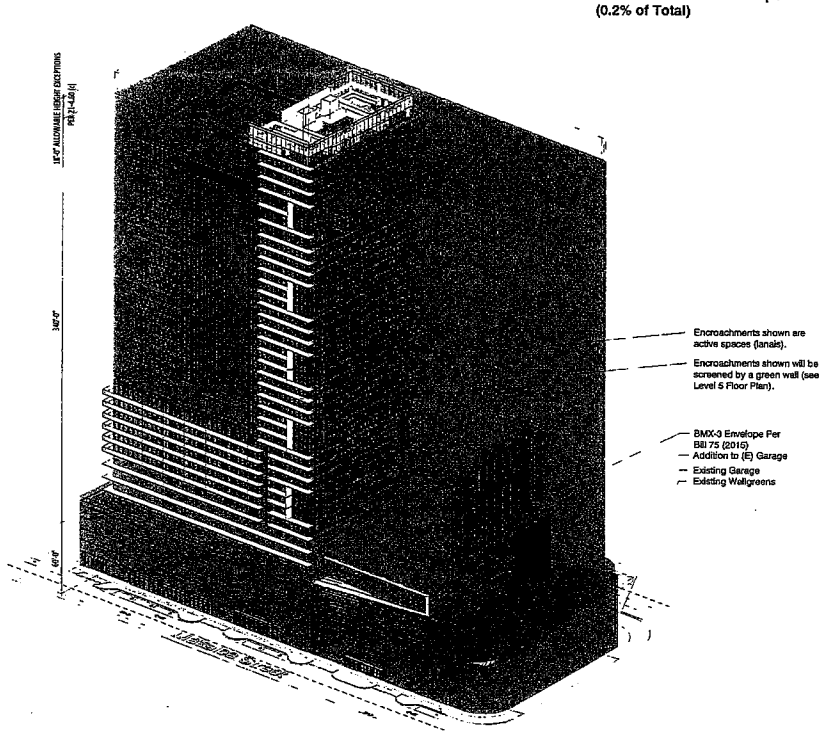
AUGUST 31, 2017

BMX-3B ENVELOPE ANALYSIS

Exhibit J



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



ahl.

MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 31, 2017

NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

EXHIBIT 8

Draft Affordable Housing Agreement with the CCH

LAND COURT SYSTEM | REGULAR SYSTEM

RECORDATION: RETURN BY MAIL ( ) PICK-UP (X)

TITLE OF DOCUMENT:

1500 KAPIOLANI AFFORDABLE HOUSING REGULATORY AGREEMENT

PARTIES TO DOCUMENT:

DEVELOPER: Manaolana AREP III Holdings, LLC
11111 Santa Monica Boulevard, Suite 2250
Los Angeles, California 90025

CITY: City and County of Honolulu
Honolulu Hale
530 South King Street
Honolulu, Hawaii 96813

Tax Map Key Nos. (1) 2-3-021: 043 and :044

(This document consists of ___ pages)

1500 KAPIOLANI AFFORDABLE HOUSING REGULATORY AGREEMENT

This **AFFORDABLE HOUSING REGULATORY AGREEMENT** ("Agreement") is made this _____ day of _____, 2022, by and between **MANAOLANA AREP III HOLDINGS, LLC**, a Delaware limited liability company, whose mailing address is 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California 90025 ("Developer"), and **CITY AND COUNTY OF HONOLULU**, a political subdivision of the State of Hawaii, whose mailing address is Honolulu Hale, 530 South King Street, Honolulu, Hawaii 96813 ("City"). The City and the Developer may be referred to individually herein as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, an affiliate of Developer, MANAOLANA 1500, LLC is the fee owner of that certain real property located at 1500 Kapiolani Boulevard, Honolulu, Hawaii 96814 and described under City Tax Map Key ("TMK") No. (1) 2-3-021:044 (the "Manaolana Land"); and

WHEREAS, HAERI HACIENDA PLAZA LLC is the fee owner of that certain real property located at 1470 Kapiolani Boulevard, Honolulu, Hawaii 96814 and described under TMK No. (1) 2-3-021:043 (the "Haeri Land") (the Manaolana Land and the Haeri Land are collectively referred to as the "Project Land"); and

WHEREAS, the Project Land is more particularly described in Exhibit "1", attached hereto and incorporated herein by reference; and

WHEREAS, Developer proposes to develop a condominium project on the Project Land ("Project"); and

WHEREAS, the Project consists of hotel, residential, commercial and affordable housing components; and

WHEREAS, the Project's design does not comply with the applicable development standards established by the City's Land Use Ordinance ("LUO"); and

WHEREAS, LUO Section 21-9.100-5 allows the City to approve and permit developments that do not comply with development standards by issuing an Interim Planned Development-Transit Permit ("IPD-T Permit") under certain circumstances and in exchange for community benefits that are commensurate with the design flexibility allowed by the IPD-T Permit; and

WHEREAS, Developer submitted an application for an IPD-T Permit for the Project to the City Department of Planning and Permitting ("DPP") on April 17, 2017 ("Application"); and

WHEREAS, DPP accepted the Application for processing under DPP File No.2017/SDD-24; and

WHEREAS, an IPD-T Permit can only be issued by DPP after the Honolulu City Council ("City Council") approves the conceptual plans for the development and community benefits that will be provided by the developer and the project; and

WHEREAS, on August 11, 2017, DPP caused the Application and the Project's conceptual plans to be transmitted to the City Council for review via Departmental Communication No. 602 (2017); and

WHEREAS, the City Council duly approved the conceptual plans for the Project, subject to conditions by the adoption of Resolution No. 17-221, CD1 ("Resolution") on September 6, 2017; and

WHEREAS, Condition F of the Resolution requires Developer to satisfy the affordable housing requirements as follows:

> The Applicant shall provide a minimum of 78 affordable units, consisting of studio, one-bedroom, and two-bedroom units, to be available for rental to households with incomes not exceeding 80 percent of the area median income for a minimum period of 60 years, as generally shown in the Exhibits attached [to the Resolution]. A building permit for the required affordable housing units must be issued prior to the approval of a certificate of occupancy for the hotel use and the penthouse residential units.

WHEREAS, Developer proposes to satisfy the affordable housing requirement through the construction of 78 affordable units; and

WHEREAS, Section 2-8 of DPP's Rules to Implement City's Affordable Housing Requirements (2019) ("Affordable Housing Rules") require Developer to execute an affordable housing agreement acceptable to the DPP Director and execute and record a declaration of restrictive covenants that encumbers the Project with the obligation to provide the affordable housing required by the Resolution; and

WHEREAS, the Parties wish to enter into this Agreement in order comply with the Affordable Housing Rules; and

WHEREAS, the Parties acknowledge and agree that the consideration that they have given and received under this Agreement is fair and adequate consideration to support the terms of this Agreement and the duties and obligations arising hereunder;

NOW, THEREFORE, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and City hereby agree as follows.

DEFINITIONS

As used in the subsequent portions of this Agreement, the following terms shall have the meanings provided by the definitions set forth below. Some of the words that are defined below have been defined informally in the recitals to this Agreement; these informal definitions are only for the mutual convenience of the Parties in setting forth the background information giving rise to this Agreement. Any conflicts between the informal definitions contained in the recitals to this Agreement and the following definitions shall be resolved in favor of the definitions below.

1. "Agreement" means this 1500 Kapiolani Affordable Housing Agreement and includes all of the exhibits hereto (i.e., Exhibits "1" through "6").

2. "Affordable Housing Requirement" means the requirement of the developer to provide affordable housing unit(s) in the project as set forth in Condition F of the Resolution and in accordance with the Affordable Housing Rules.

3. "Affordable Housing Rules" or "AH Rules" means the City and County of Honolulu Department of Planning and Permitting's Rules to Implement City's Affordable Housing Requirements (2019), as may be amended.

4. "Affordable Rental Unit" means a rental dwelling unit provided on site that is subject to the price and Use restrictions as set forth in this Agreement.

5. "Affordability Period" means the period of time during which a project is subject to an affordable housing agreement and designated affordable housing units are to be rented to target income groups. For this Project, it means a minimum of sixty (60) years starting from the date a certificate of occupancy is issued for the first Affordable Rental Unit.

6. "Area Median Income" or "AMI" means that Area Median Income determined annually by HUD for the Honolulu Metropolitan Statistical Area as adjusted for household size and published by DPP.

7. "Annual Status Report" means an annual written status report to DPP documenting the Developer's compliance with the Affordable Housing Requirement as set forth in this Agreement.

8. "City" means the City and County of Honolulu and as used herein shall also be understood to mean and include the Department of Planning and Permitting, or other City department charged with administering the affordable housing requirements of the City.

9. "City Council" means the City Council of the City and County of Honolulu.

10. "Declaration of Restrictive Covenant" means a restrictive covenant in favor of the City and enforceable by the City recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii and/or the Bureau of Conveyances of the State of Hawaii encumbering the Project for the Affordability Period that runs with the land, and binds and gives notice to all subsequent grantees, assignees, mortgagees, licensors, and any other persons who can claim an interest in the project site.

11. "Department" and "DPP" mean the City and County of Honolulu Department of Planning and Permitting or its authorized agent.

12. "Developer" means Manaolana AREP III, LLC, whose mailing address is 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California 90025 and includes its successors, assigns, and any and all persons claiming an interest in the Project or the Project Land by through or under the same.

13. "Director" means the Director of the DPP or his/her authorized representative.

14. "Fair Market Rent" means the maximum periodic rent, including utilities, which can be charged for the Affordable Rental Unit, established annually by HUD for the Honolulu Metropolitan Statistical Area and published by the DPP.

15. "Gross Household Income" means the total annual income from all sources received by the Household head, spouse, and each additional member of the Household. Gross household income includes, but not limited to, income from: wages, salaries, overtime pay, commissions, fees, tips and bonuses; other compensation for personal services; pensions and social security; incomes from assets; dividends and interest; net income from business or professions; cost of living adjustments; variable housing allowances; basic allowance for quarters; child support; unemployment compensation; and governmental assistance, including, but not limited to, veterans affairs disability compensation, disability, and Section 8 housing programs. Gross household income does not include: income from the employment of minor children (including foster children); income from the employment of full-time students up to twenty-three (23) years old; and income of a Live-In Aide.

16. "Household" means a single person; or two or more persons that live together and are related by blood, marriage, or by operation of law; or, for affordable rental units, no more than five unrelated persons; or eight or fewer persons who reside together in a special treatment facility or other similar facility monitored and/or licensed by the State of Hawaii or the City and County of Honolulu, subject to the occupancy requirement as set forth under Section 3-7 of the Affordable Housing Rules. A Live-In Aide is not included in a household.

17. "HRS" means the Hawaii Revised Statutes, as amended.

18. "HUD" means the United States Department of Housing and Urban Development.

19. "Income Limit" means the maximum Gross Household Income that can be earned by a household for purposes of determining a household's eligibility for an affordable housing unit, as determined by the Affordable Housing Rules and the applicable AMI.

20. "Live In Aide" means a person who is essential to the care and well-being of a household member. The Director has the authority to qualify a person as a caregiver, provided proper documentation and credentials are provided.

21. "Project" means the 1500 Kapiolani Project, as described generally herein and more specifically in the Project Documents.

22. "Project Documents" means and includes this Agreement, and any plans, specifications, or permits issued by DPP for the construction or development of the Project.

23. "Project Land" means that certain real property located at 1470 and 1500 Kapiolani Boulevard, Honolulu, Hawaii 96814 and described under City Tax Map Key Parcel Nos. (1) 2-3-021: 043 and :044. The Project land is more specifically described in Exhibit "1".

24. "Project Unit" means any and all of the dwelling units in the Project.

25. "Qualified Household" means households who meet the eligibility requirements of Section 3.4 of the AH Rules to rent an Affordable Rental Unit in the Project, as verified by Developer and certified by City.

26. "Qualified Nonprofit Housing Trust" or "Trust" means a corporation, association, or other duly chartered organization that is registered and in good standing with the State; that is

recognized by the Internal Revenue Services as a charitable or otherwise tax-exempt organization under section 501(c) of the Internal Revenue Code of 1986, as amended; and that has the capacity, resources, and mission to carry out the purposes of this section as determined by the City.

27. "ROH" means the Revised Ordinances of Honolulu, 1990, as amended.

28. "Target Income Group" means the category of people whose Gross Household Income is below the maximum Income Limit for the Affordable Rental Unit.

29. "Use" and "Operation" mean: (1) any purpose for which the Project or Project Land is arranged, designed, employed, intended, maintained or occupied and (2) any activity, business, occupation, operation or transaction that is carried on or intended to be carried on at the Project or on the Project Land.

GENERAL PROVISIONS

1. Incorporation of Recitals. All of the above recitals are material to this Agreement and are hereby incorporated into this Agreement by this reference, provided that the definitions provided in the "Definitions" section of this Agreement shall control the proper construction and understanding of this Agreement.

2. Summary of the Agreement. The following is a summary of this Agreement, which is set forth in general terms for the mutual convenience of the Parties.

    a. Developer agrees to fulfill the Affordable Housing Requirement imposed by Condition F of the Resolution, in compliance with the Project Documents and all applicable laws.

    b. The City agrees that the delivery of 78 Affordable Rental Units described in this Agreement will satisfy Developer's obligation to contribute to the City's affordable housing supply, provided that the Affordable Rental Units are Used and maintained in compliance with the Resolution and the AH Rules, the Project Documents, and this Agreement for the required Affordability Period.

    c. In order to ensure that the Affordable Rental Units are delivered pursuant to this Agreement continues to serve its intended purposes, Developer agrees to cooperate with the City and perform certain acts, which are more specifically set forth below.

    d. In order to comply with the AH Rules, Developer agrees to certain other and additional terms and conditions, as fully set forth below.

    The full terms of this Agreement are set forth below. The exclusion of any term of this Agreement from the foregoing summary does not in any way invalidate any portion of this Agreement or excuse a breach of any such excluded terms. Conflicts between the summary provided above and the more detailed statement of the Parties' Agreement below, if any, shall be resolved in favor of the more specific provisions below.

AFFORDABLE HOUSING AGREEMENT

1. General Purpose of the Project. The purpose of the Project is to develop the Project Land with a condominium project consisting of hotel, residential, commercial and affordable housing components as described in the Project Documents. In order to comply with Condition F of the Resolution, Developer has agreed to construct and deliver Affordable Rental Units in accordance with the terms hereof. This Agreement is required by the AH Rules; its purposes are to: (a) ensure that Developer and the Project comply with the Resolution, the AH Rules, and the Project Documents and (b) ensure that the Affordable Rental Unit delivered pursuant to this Agreement serves the intended purposes for the required period of time.

2. Affordable Housing Requirement. The Affordable Housing Requirement for the Project arises from Condition F of the Resolution. Based on the information contained in the Project Documents and the Resolution, Developer is to provide 78 Affordable Rental Units. This requirement shall be satisfied by Developer through the delivery and Operation of 78 Affordable Rental Units subject to the terms and conditions of this Agreement.

    a. The Affordable Housing Requirement shall be satisfied through the delivery of 78 Affordable Rental Units.

    b. Developer currently plans to satisfy the Affordable Housing Requirement by constructing the Affordable Rental Units on lands within the Project site pursuant to the Affordable Housing Implementation Plan and Marketing Plan which is attached hereto as Exhibits "2" and "3" and made a part of this Agreement. The implementation Plan and Marketing Plan may be modified from time to time, subject to the consent of the Director. Any such modification shall be noted in the Annual Status Report, as defined below.

    c. The Affordable Rental Units shall comply with all applicable provisions of the AH Rules.

    d. The Affordable Rental Units shall be rented to qualified households with incomes not exceeding eighty percent (80%) AMI, adjusted for household size, as determined annually by HUD for the Honolulu Metropolitan Statistical Area.

    e. The Affordable Rental Units shall remain as affordable rentals for a minimum period of 60 years beginning from the date the unit is initially rented to a qualified household (the "Affordability Period"). The commitment to rent the Affordable Rental Unit to qualified household in the manner permitted under this Agreement for the duration of the Affordability Period shall (i) be stated in a declaration of covenants and restrictions or comparable document (the "CC&Rs") recorded in the Land Court or the Bureau of Conveyances, as applicable, and (ii) shall be recorded prior to the issuance of the Project's Certificate of Occupancy.

    f. After the Affordability Period and upon fulfillment of the Affordable Housing Requirement, there will be no restriction on the amount of rent that may be charged for the Affordable Rental Units. If, following the expiration of the Affordability Period, Developer converts the Affordable Rental Units into for-sale

units, Developer shall give written notice to the City of the intent to offer such units for sale. In accordance with Section 5-6 of the AH Rules, the Developer shall provide to the City or Qualified Nonprofit Housing Trust the first option to purchase the Affordable Rental Units for sale, at a price which an independent appraiser mutually agreed upon by Developer and the City determines to be the fair market value of the subject unit; provided, however, that should the City fail to give written notice to Developer of the City's exercise of its option within ninety (90) calendar days following the date of the notice of offering, the right of first refusal granted herein shall expire and the Developer may sell, lease, transfer, or otherwise use the rental unit at Developer's sole discretion. The right of first refusal granted herein is limited solely to the initial sale of the Affordable Rental Unit following the expiration of the Affordability Period.

g. Developer shall keep an accurate record of Affordable Rental Units maintained and rented to Qualified Households throughout the Affordability Period and retain such records (electronically or in hard copy) for a period of five (5) years after the expiration of the Affordability Period. The Affordable Rental Units provided shall be recognized toward satisfying the Affordable Housing Requirement based on the length of time the Affordable Rental Unit is occupied by Qualified Households under a binding lease agreement.

3. Maximum Rent.

   a. In order for the Affordable Rental Units to qualify toward satisfying the Affordable Housing Requirement, the monthly rent, including an allowance for utilities, shall not exceed the Fair Market Rent for an Affordable Rental Unit as described in Section 2-12 of the AH Rules.

   b. If the tenant(s) are responsible for paying their unit's utilities (water, sewer, gas and/or electricity), the monthly rent shall not exceed the Fair Market Rent minus an allowance for utilities as approved each year for the City, as reflected and set forth on Form HUD-52667 (Allowance for Tenant-Furnished Utilities and Other Services), excluding telephone, cable television, internet services, and parking, subject to DPP's approval.

   c. Other than DPP's approved rental rates, tenants of the Affordable Rental Units shall not be assessed an additional charge to cover the owners association's maintenance, reserve, special fees used for non-routine expenses, and annual monitoring fees.

4. Implementation and Marketing Plan. Prior to the first announcement and publication for the initial rental of the Affordable Rental Units, Developer shall submit an implementation plan and a marketing plan for review and approval by DPP. The implementation and marketing plans shall be consistent with this Agreement and include the information required in Section 2-6 and Section 4-2 of the AH Rules. Copy of these plans are attached hereto as Exhibits "2" and "3". Developer's marketing and rent of the Affordable Rental Units shall comply with the implementation and marketing plans approved by the Director, the applicable provisions of the AH Rules, and this Agreement. The implementation and marketing plans may be amended from time to time, subject to the Director's approval.

a. Developer shall use its reasonable best efforts to effectively market the Affordable Rental Units to households at or below eighty percent (80%) of the AMI, prior to or upon completion of construction of the Project. Developer shall publish in a newspaper of general circulation, or other electronic media acceptable by DPP, a notice that shall contain information as to the availability of the Affordable Rental Units and the rental amount. Developer or Developer's leasing agent may also hold open houses of the Affordable Rental Units upon completion of the Project and maintain an online website for the Affordable Rental Unit.

c. The Affordable Rental Units shall be first offered on a lottery basis. If there are , Affordable Rental Units that remain unrented after the Developer has exhausted the list of qualifies households based on the initial lottery, eligible renters may then be selected on a first-come, first-served basis, unless otherwise approved by the Director. Developer or Developer's agent shall review the applications for completeness and initial eligibility, and submit the qualified household application(s), to DPP for review and approval. The initial offering of the Affordable Rental Unit is currently anticipated to occur in 2022.

d. Prior to the announcement and publication for the rental of the Affordable Rental Units, the Developer shall submit a final marketing plan for review and approval by DPP. The final marketing plan shall include the information required in Section 4-2 of the AH Rules, including the number of advertisements to be posted and dates of posting in a newspaper of general circulation, or other electronic media acceptable by DPP; summary information showing unit number, unit type, number of bedrooms/bathrooms, and corresponding rental rate; and description of the selection process.

5. Estimated Start Date of Initial Marketing Period. The initial offering of the Affordable Rental Unit is currently anticipated to commence on _____.

6. Details of Eligibility and Income Verification per Chapter 3 of the AH Rules. Developer shall be responsible for reviewing the Affordable Rental Units applications for completeness and initial eligibility, and the Director shall be responsible for the confirmation and approval of an applicant's eligibility.

a. Developer will require applicants to submit their applications to Developer using a form approved by the Director, screen applications for completeness, and maintain detailed records of applicants and applications as required by Section 3-1 of the AH Rules.

b. To qualify to rent an Affordable Rental Unit, applicants must meet the City's eligibility requirements on the date the application is submitted as described in Section 3-4 of the AH Rules.

c. Each applicant to rent the Affordable Rental Unit shall complete and sign an Affordable Housing Application and Eligibility of Affidavit certifying that he/she is eligible to rent the Affordable Rental Unit. Sample forms are attached hereto as Exhibits "4" and "5". The completed application, plus supporting documentation, shall include pertinent information to verify the applicant's eligibility, including but not limited to, the applicant's name, total gross household income, household

size, and housing income group.

d. Developer or Developer's agent shall review applications for completeness and initial eligibility before submitting completed application packets to DPP. Complete application packets will include all information and documentation needed for DPP to confirm an applicant's eligibility under Chapter 3 of the AH Rules, and an income verification worksheet that is completed by Developer or Developer's agent using a form approved by the Director. Exhibit "6" is an income verification worksheet that has been approved by the Director. The completed income verification worksheet must provide an initial assessment and analysis of an applicant's eligibility based on the applicant's income and asset statement, and supporting documentation, all of which must be appended to the income verification worksheet for the applicant. As part of this initial assessment, Developer shall be responsible for verifying that the applicant meets the Income Limit requirements for the applicable Target Income Group and has the ability to pay rent. An incomplete application, including inadequate supporting documentation required to verify eligibility, shall be returned to the Developer or Developer's agent. DPP will certify the gross household income, as well as compliance with certain other eligibility requirements, based on the household's current income information, latest tax return(s) or other DPP approved income verification forms documents as required by DPP.

e. Completed applications, including all supporting documentation and documents approved by DPP, shall be kept on file (electronically or in hard copy) by the Developer or Developer's agent for the duration of the Affordability Period, and made available for review by the City or City's authorized agent upon request.

f. A non-refundable applicant eligibility certification fee of $75, payable to the City and County of Honolulu, will be assessed for each application reviewed by the City, in accordance with Section 38-1.10(c)(4), ROH.

g. To ensure that Households occupying Affordable Rental Units remain compliant with the eligibility requirements, the Qualified Household shall be recertified annually by Developer for the duration of the tenant's occupation of the unit. The Gross Household Income of an approved tenant shall be verified annually by the Developer or Developer's agent for the duration of the tenant's occupation of the unit, and made by reference to the household's current income information, latest tax return(s) or other DPP approved income verification documents. Recertification documents shall be kept on file (electronically or in hard copy) by Developer for review by DPP for the duration of the Affordability Period. It is understood and agreed that tenants whose income exceeds the designated income limit may continue to reside in the affordable rental unit for a period not to exceed twenty-four (24) months, unless approved by the Director in accordance with Section 3-5 of the AH Rules.

h. To obtain recognition for delivering the Affordable Rental Units, the Developer shall submit the completed Application and Income Verification Forms, along with recertification together with any required documentation under the AH Rules, with the tenant's information reported in the Annual Status Report as described below.

7. Annual Reporting.

a. Beginning from the commencement of the Affordability Period and for the duration of the Affordability Period, Developer shall submit an annual status report for the Affordable Rental Units, documenting Developer's compliance with the Affordable Housing Requirement as set forth in this Agreement ("Annual Status Report"). The Annual Status Report must be submitted to the Director by July 15 of each year following the commencement of the Affordability Period.

b. The Annual Status Report shall consist of two documents, an Annual Monitoring Report and an annual rent roll, which shall include the pertinent information of all tenants who have resided in the Affordable Rental Units during the reported year. The Annual Status Report shall contain the following information, in accordance with Section 6-3 of the AH Rules:

The annual monitoring report shall include the following information:

(1) Project name;
(2) Project Tax Map Key and address;
(3) Project's total number of housing units;
(4) Required number of Affordable Rental Units;
(5) Total number of Affordable Rental Units delivered; and
(6) Affordability Period for the Affordable Rental Units .

The annual rent roll shall include the following for each Affordable Rental Unit:

(1) Unit number;
(2) Number of bedrooms, bathrooms, and total size in square footage;
(3) Occupancy status;
(4) Target income group;
(5) Gross monthly rent;
(6) Name of renter(s) under each lease;
(7) Commencement and Termination dates for each lease;
(8) Number of Household members;
(9) Number of adults in each Household;
(10) Number of minors in each Household; and
(11) Annual Gross Household Income of the Household

c. The Developer shall pay a $50 annual monitoring fee to the private compliance monitoring service hired by the city, in accordance with Section 38-1.10(c)(3), ROH. In the absence of a private compliance monitoring service, the fee shall be paid to the City and County of Honolulu.

8. Inspection Requirements and Procedures. The City shall be entitled to inspect the Project (including the Project's common areas and Affordable Rental Units) and records and things related to the Project as follows:

a. Construction Inspections. Developer shall permit the City to inspect the Project during construction in order to assess the progress of construction and the Project's compliance with this Agreement, the AH Rules, the Project Documents, and other Plans, specifications, and permits for the Project. Inspections of the Project pursuant to this provision shall be in addition to rather than in lieu of other

Conveyances and the Land Court, this Agreement and any amendments must be recorded in both the Land Court and the Bureau of Conveyances) and shall not take effect until such recordation is complete. No waiver of any specific provision or term of this Agreement will imply a waiver of any other term or provision of this Agreement. Waivers will not be implied from any delay or failure by the City to take action on any breach of or default under this Agreement or other the applicable laws. No failure or delay by City to require strict or specific performance by Developer of any provision of this Agreement or to exercise any election contained herein shall be construed as a waiver of the same or any right, power or remedy hereunder. Nor shall any failure or delay of the City to enforce strict or specific performance of any term of this Agreement constitute a waiver or relinquishment for the performance of the same.

c. No City Relationship. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one another. The Parties shall not establish or be determined to have established a joint venture, equity venture, partnership or any other relationship. The City neither undertakes nor assumes any responsibility or duty to Developer except as expressly provided in this Agreement. The City does not accept or undertake any duty to any third party with respect to this Agreement or the actions of the Developer. Neither Developer nor any of its employees, agents, contractors or other representatives or consultants shall pretend to be or hold themselves out as employees or agents of City. Developer shall not have any authority to act as an agent of City or to bind City to any obligation.

d. Action by the City. Except as may be otherwise specifically provided herein, whenever any approval, notice, direction, consent or request by the City is required or permitted under this Agreement, such action shall be in writing and signed by the City's authorized representative. The above-described actions may be given, made or taken only by the City's authorized representatives.

e. Successors and Assigns. This Agreement shall run with the land, and all of the terms, covenants and conditions of this Agreement shall be binding upon Developer, Developer's successors and assigns, and the HRS Chapter 514B associations for the Project. To the extent that Developer is not able to make this Agreement an effective encumbrance on one or more Project Units, Developer shall require all owners of such units to execute a joinder to this Agreement or a consent to the recordation of this Agreement as a covenant running with the land against their unit. Joinders and consents required under this section of the Agreement shall be in a form and substance acceptable to the Director and recorded against the relevant Project Units at Developer's sole cost and expense.

f. Compliance with Laws. Developer, at its sole cost and expense, shall ensure that the Project complies with the Project Documents and all applicable laws at all times and in all respects.

g. No Discrimination. Developer covenants by and for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons in the sale, lease, sublease, transfer, Use, occupancy, tenure or enjoyment of the Project Units on the basis of race, sex, sexual

orientation, age, religion, color, ancestry, handicapped status, marital status, or arrest and court record.

h. Further Assurances. The Parties shall execute, acknowledge and deliver to the other such other documents and instruments, and take such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement.

i. Non-Liability of City and City Officials, Employees and Agents. No member, official, employee or agent of the City shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City, or for any amount of money which may become due to Developer or its successor or for any obligation of City under this Agreement. Developer waives on behalf of itself and its successors and assigns, any and all claims for direct liability, contribution, liability apportionment, and shared liability of any kind against the City for claims that arise, directly or indirectly, and in whole or in part, from any error, negligence, recklessness, lapse in judgment or omission in the planning, design, construction, maintenance or operation of the Project. This waiver specifically includes, without limitation, the right to apportion liability to the City or seek contribution from the City for claims and liabilities for monetary or property damage, loss of use, loss of profit, personal injury, wrongful death, negligence, professional errors and omissions, and general liability.

j. Defense and Indemnity. To the greatest extent permitted by law, Developer shall indemnify, defend (with counsel approved by City), and hold the City harmless from and against all claims arising directly or indirectly and in whole or in part, as a result of or in connection with the design, construction, management, operation, sale, leasing, approval, or Use of the Project, including, without limitation, state and federal fair housing law claims and claims for the failure to perform any act or obligation under this Agreement. Developer's indemnification obligations under this Agreement shall not extend to claims to the extent that they are based on the negligence or willful misconduct of DPP. The provisions of this section of the Agreement shall survive the expiration and termination of this Agreement.

k. Headings and Construction. The headings of the sections and paragraphs of this Agreement are for convenience only and shall not be used to interpret this Agreement. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party.

l. Statutory References. To the extent that the same will not materially alter the obligations of the parties or their financial obligations under this Agreement, all references in this Agreement to particular statutes, regulations, ordinances, administrative rules or resolutions of the United States of America, the State of Hawaii, or the City and County of Honolulu shall be deemed to include the same statute, regulation, ordinance or resolution as hereafter amended or renumbered, or if repealed, to such other provisions as may thereafter govern the same subject.

m. Time is of the Essence. Time is expressly made of the essence with respect to each and every provision of this Agreement.

n. Governing Law and Venue. This Agreement shall be construed in accordance with the laws of the State of Hawaii without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Circuit Court of the First Circuit, State of Hawaii.

o. Default and Notice of Default. Developer's failure to perform or deliver in accordance with any term, provision or covenant of this Agreement shall constitute an event of default hereunder if the same remains uncorrected to the satisfaction of the City after sixty (60) days written notice, as measured from the date a written notice of default is mailed to Developer. A notice of default issued by the City shall include:

(1) Identification of the terms, provisions or covenants of this Agreement that have been breached;

(2) The transactions or units involved;

(3) The actions or inactions of the Developer giving rise to the to breach; and

(4) The actions necessary to cure the breach.

p. City Remedies. Upon the occurrence of an event of default and its continuation beyond any extension of time to correct the same, if granted by the City, the City may proceed with any of the following remedies:

(1) Bring an action breach of contract, equitable relief and/or injunctive relief seeking the specific performance of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of such terms and conditions, and/or seeking declaratory relief;

(2) For violations of obligations with respect to rents for Affordable Rental Units, impose a charge in an amount equal to the actual amount collected in violation of applicable Use restrictions or in excess of rents allowed for Affordable Rental Units;

(3) For violations of obligations related to the marketing and rent of Affordable Rental Units, declare any affected rent or transaction void ab initio and invalid;

(4) For all breaches of this Agreement, rescind, revoke, or declare null and void any permits, development approvals, or authorizations for the Project;

(5) For all violations of this Agreement, declare that the identified Affordable Rental Unit does not satisfy the requirements of the AHR; and/or

(6) For all breaches of this Agreement, seek appropriate legal relief, whether at law or in equity.

The remedies provided for herein may be sought against Developer and its

successors and assigns, which shall include both the owners of Project Units and the HRS Chapter 514B associations for the Project, as deemed appropriate by the City. Service of a notice of default and any legal process upon the HRS Chapter 514B associations for the Project shall be effective and legally binding on each and every HRS Chapter 514B association member.

q. Third Party Beneficiaries. The occupants of the Affordable Rental Units at the Project are expressly designated as third-party beneficiaries to this Agreement. They shall have legal standing and rights to enforce the terms of this Agreement concerning the sale and marketing of the Affordable Rental Units, Affordability Periods, Use restrictions, and maximum sales prices of Affordable Rental Units by specific performance, declaratory and injunctive relief, and breach of contract.

r. Recordation; No Subordination. This Agreement shall be recorded against each Project Unit as a declaration of restrictive covenants. Deeds of trust provided for the benefit of lenders shall be subordinate to this Agreement, such that no deed of trust, instrument, or transaction may extinguish or take precedence over the Use and Affordability restrictions applicable to Affordable Rental Units under this Agreement and applicable laws.

s. No Lien Impairment. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Agreement shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument for the Project or the Project Units. However, any of Developer's successors in interest shall be bound by applicable covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

t. Computation of Time. The time in which any act is to be done under this Agreement is computed by excluding the first day and including the last day, unless the last day is a holiday recognized by the City or a Saturday or Sunday, in which case that day is also excluded.

u. Legal Advice. Each Party represents and warrants to the other the following: they have carefully read this Agreement; they have had the benefit of legal advice from attorneys of their choosing regarding the contents and requirements of this Agreement; in signing this Agreement, they do so with full knowledge of their legal rights; and, they have freely signed this Agreement without any reliance upon any agreement, promise, statement or representation by or on behalf of the other Party, or their respective agents, employees, or attorneys, except as specifically set forth in this Agreement.

v. Severability. Any part, provision, representation or warranty of this Agreement which is prohibited or which is held to be void or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof. To the extent permitted by law, the parties hereto waive any provision of law which prohibits or renders void or unenforceable any provision hereof. If the invalidity of any part, provision, representation or warranty of this Agreement will deprive any Party to this Agreement of the benefits intended to be conferred by this Agreement, the

parties shall negotiate, in good-faith, to develop a revised agreement, the effect of which will be to convey the intended benefits of this Agreement to each party without invalidity.

w. Term and Termination of Agreement. This Agreement shall remain in effect until the one (1) year after the end of the last Affordability Period for any Affordable Rental Unit governed by this Agreement. Upon termination of this Agreement, the Parties agree to execute and record appropriate instruments to release and discharge this Agreement and any real property encumbrances, as may be appropriate. However, the execution and recordation of such instruments shall not be necessary to the termination of this Agreement upon the expiration of its term.

x. Entire Agreement; Exhibits. This Agreement, together with the Exhibits "1" through "6" contains the entire agreement of Parties with respect to the subject matter hereof, and supersedes all prior oral or written agreements between the Parties with respect the same.

y. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

z. Notices. Any notice required or permitted by the provisions of this Agreement to be given by a party to any other party, shall be written and shall be deemed to have been served when hand-delivered or when delivered by certified mail, return receipt requested, to the other party at the address and to the person designated by each party.

CITY AND COUNTY OF HONOLULU:

City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Attention: Director

DEVELOPER

Manaolana AREP III Holdings, LLC
11111 Santa Monica Boulevard, Suite 2250
Los Angeles, California 90025
Attention: James Ratkovich

[*Signatures begin on the next page*]

IN WITNESS WHEREOF, the City has signed this Agreement as of the date first written above.

APPROVED AS TO FORM AND LEGALITY:

By _____
Deputy Corporation Counsel
for the City and County of Honolulu

CITY AND COUNTY OF HONOLULU

By _____
Dean Uchida
Its Director of the
Department of Planning and Permitting

IN WITNESS WHEREOF, the Developer has signed this Agreement as of the date first written above.

DEVELOPER:

MANAOLANA AREP III HOLDINGS, LLC
a Delaware limited liability company

By _____

City Notary Page

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this ____ day of _____, 20_____, before me personally appeared _____ personally known, who, being by me duly sworn or affirmed, did say that ___ executed the foregoing instrument as ____ free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

_____
Print Name:
Notary Public, State of Hawaii

My commission expires: _____

Doc. Date: _____ # Pages: _____
Name: First Circuit

Doc. Description: Affordable Housing Agreement

_____ _____
Notary Signature Date

NOTARY CERTIFICATION

Developer's Notary Page

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this ____ day of _____, 20 _____, before me personally appeared _____ personally known, who, being by me duly sworn or affirmed, did say that ___ executed the foregoing instrument as ____ free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

_____
Print Name:
Notary Public, State of Hawaii

My commission expires: _____

Doc. Date: _____ # Pages: _____
Name: First Circuit

Doc. Description: Affordable Housing Agreement

_____ _____
Notary Signature Date

NOTARY CERTIFICATION

Developer's Notary Page

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this ____ day of _____, 20 _____, before me personally appeared _____ personally known, who, being by me duly sworn or affirmed, did say that ___ executed the foregoing instrument as ____ free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

_____
Print Name:
Notary Public, State of Hawaii

My commission expires: _____

Doc. Date: _____ # Pages: _____
Name: First Circuit

Doc. Description: Affordable Housing Agreement

_____ _____
Notary Signature Date

NOTARY CERTIFICATION

EXHIBIT "1"

PROPERTY DESCRIPTION

END OF EXHIBIT "1"

EXHIBIT "2"

AFFORDABLE HOUSING IMPLEMENTATION PLAN
(Subject to Change and Modifications)

(All terms provided in this Exhibit shall have the same meaning as the definitions set forth in the Affordable Housing Agreement)

End of Exhibit "2"

EXHIBIT "3"

AFFORDABLE HOUSING MARKETING PLAN
(Subject to Change and Modifications)

(All terms provided in this Exhibit shall have the same meaning as the definitions set forth in the Affordable Housing Agreement)

End of Exhibit "3"

EXHIBIT "3"

Exhibit "4"

Affidavit of Eligibility for City-Regulated Affordable Housing Units

To be submitted to the Honolulu Department of Planning and Permitting
per Rules to Implement City's Affordable Housing Requirements (3/2019)

Project and Unit		
Project name		Applicant name
Unit No.	____ BR / ____ BA	☐ For-sale ☐ Rent

Affidavit of Eligibility for AH Unit		
The undersigned Applicant(s) certify the following:		
I am a citizen of the United States or a resident alien.	☐ Yes	☐ No
I am at least eighteen (18) years of age.	☐ Yes	☐ No
I am domiciled in the State of Hawaii and have a bona fide intent to physically reside in the AH unit for the duration of the restriction period or lease agreement.	☐ Yes	☐ No
My total gross household income does not exceed the unit's designated income limit. See Table A for income limits	☐ Yes	☐ No
For-sale applicants: I have sufficient gross household income to qualify for a mortgage and spend no more than 33% of gross household income toward monthly housing payments. **Rental applicants:** I have sufficient gross household income to demonstrate an ability to pay rent and meet any additional criteria established by the City.	☐ Yes	☐ No
For-sale applicants: I, either individually or with a household member, do not own or have not owned for three years prior to this application, a majority interest in fee simple or leasehold lands suitable for dwelling purposes. **Rental applicants:** I do not own, and will not own for the duration of the rental period, a majority interest in fee simple or leasehold lands suitable for dwelling purposes.	☐ Yes	☐ No
For-sale applicants: My total net available household asset does not exceed the purchase price of the unit. **Rental applicants:** My total net available household asset does not exceed the unit's designated income limit as adjusted by household size.	☐ Yes	☐ No
For-sale applicants only: I have not previously received assistance under a program designed and implemented by any State or county agency to assist persons to purchase affordable housing units.	☐ Yes	☐ No
The City's Affordable Housing Rules provide waivers and exceptions to some requirements under certain circumstances.		

By signing this Affidavit the undersigned represent(s) and affirm(s) that the undersigned has/have read, understand(s) and agree(s) to the above statements.

1) _____ _____
Applicant signature *Print name* *Date*

2) _____ _____
Co-*applicant 1 signature* *Print name* *Date*

3) _____ _____
Co-*applicant 2 signature* *Print name* *Date*

Exhibit "5"

Application for City-Regulated Affordable Housing Units

To be submitted to the Honolulu Department of Planning and Permitting
per Rules to Implement City's Affordable Housing Requirements (3/2019)

Project and Unit		
Project name		Building name (if applicable)
Project address		
Unit No.	___ BR / ___ BA	☐ For-sale ☐ Rent

Primary Applicant			
First name			Middle name/ initial
Last name			
Address line 1			
Address line 2			
City	State		ZIP code
Home phone	Mobile phone	Work phone	
Email address			
Photocopy of ID attached:	☐ Hawaii driver's license	☐ Hawaii State ID	☐ Other gov't ID (specify)

Co-Applicant 1 (if applicable)			
First name			Middle name/ initial
Last name			
Address line 1			
Address line 2			
City	State		ZIP code
Home phone	Mobile phone	Work phone	
Email address			
Photocopy of ID attached:	☐ Hawaii driver's license	☐ Hawaii State ID	☐ Other gov't ID (specify)

Co-Applicant 2 (if applicable)			
First name			Middle name/ initial
Last name			
Address line 1			
Address line 2			
City	State		ZIP code
Home phone	Mobile phone	Work phone	
Email address			
Photocopy of ID attached:	☐ Hawaii driver's license	☐ Hawaii State ID	☐ Other gov't ID (specify)

Primary Household Member			
First name			Middle name/ initial
Last name			
Birth date		Employed? ☐ Yes ☐ No	Full-time student? ☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1) below*		Self	
Employer 1			
Address 1		Address 2	
City	State		ZIP code
Start date	Phone		
Employer 2			
Address 1		Address 2	
City	State		ZIP code
Start date	Phone		
Employer 3			
Address 1		Address 2	
City	State		ZIP code
Start date	Phone		

(1) Choices for this category are:
Self
Spouse/Partner
Parent
Child
Sibling
Extended Family
Friend (not related)
Caretaker

Please provide a photo ID for every household member

Household Member 2			
First name		Middle name/ initial	
Last name			
Birth date	Employed? ☐ Yes ☐ No	Full-time student?	☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1)*			
Employer 1			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		
Employer 2			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		

Household Member 3			
First name		Middle name/ initial	
Last name			
Birth date	Employed? ☐ Yes ☐ No	Full-time student?	☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1)*			
Employer 1			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		
Employer 2			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		

Household Member 4			
First name		Middle name/ initial	
Last name			
Birth date	Employed? ☐ Yes ☐ No	Full-time student?	☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1)*			
Employer 1			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		
Employer 2			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		

Household Member 5			
First name		Middle name/ initial	
Last name			
Birth date	Employed? ☐ Yes ☐ No	Full-time student?	☐ Yes ☐ No
Relationship to Primary Applicant *Choose response from options in List (1)*			
Employer 1			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		
Employer 2			
Address 1	Address 2		
City	State	ZIP code	
Start date	Phone		

Household Asset Verification	
Choose asset type from options in List (2) below	
Asset 1 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 2 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 3 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 4 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 5 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 6 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 7 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

Asset 8 Asset type (2)	Name of financial institution
Current market value	Annual Percentage Yield or mark 0% if none listed

(2) Choices for this category are:

Bonds
Certificate of Deposit (CD)
Checking account
Life insurance
Mutual funds
Real estate
Savings account
Stock
Other

Please provide account statements and other supporting documents

Household Income
Please list all income earners, including those part-time and self-employed. Do not include income of minor children, full-time students up to 23 years old, and live-in aides.

Income -- Household Member 1	
Choose income source type from options in List (3) below	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	
Income source 4 type (3)	Income source 4 Employer name
Annual income	

(3) Choices for this category are:
Alimony
Child support
Gross pay
Investment income
No income
Pension
Retirement
Social Security
Unemployment compensation
Other

Please provide pay stubs, bank statements and other supporting documents

Income -- Household Member 2	
Choose income source type from options in List (3)	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	

Income -- Household Member 3	
Choose income source type from options in List (3)	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	

Income -- Household Member 4	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	

Income -- Household Member 5	
Last name	First name
Income source 1 type (3)	Income source 1 Employer name
Annual income	
Income source 2 type (3)	Income source 2 Employer name
Annual income	
Income source 3 type (3)	Income source 3 Employer name
Annual income	

(Add pages as needed)

Income limit, AMI group	
Income limit $ _____	AMI group _____ %

Table A. Household Income Limits for Affordable Housing (2022)

To be eligible for City-regulated Affordable Housing, a household's gross income may not exceed the following limits. These figures are updated annually. **AMI** is the Area Median Income.

	Income limits for Affordable Housing units designated for households earning:			
	80% of AMI	**100% of AMI**	**120% of AMI**	**140% of AMI**
1-person household	$73,200	$91,500	$109,800	$128,100
2-person household	$83,600	$104,500	$125,400	$146,300
3-person household	$94,080	$117,600	$141,120	$164,640
4-person household	$104,480	$130,600	$156,720	$182,840
5-person household	$112,880	$141,100	$169,320	$197,540
6-person household	$121,200	$151,500	$181,800	$212,100
7-person household	$129,600	$162,000	$194,400	$226,800
8-person household	$137,920	$172,400	$206,880	$241,360

Documentation

Please include the following documentation with this application:

- Applicant AH eligibility affidavit (*Page 1 of this application*)
- Statement that household member does not intend to work for a year (required if no income is selected)
- Most recent two months' pay stubs or other documentation of income, including Social Security and VA benefits
- Last two years' tax returns, including W-2s, 1099s and applicable schedules
- Bank and other financial institution statements, showing interest rate or interest earned
- Mortgage pre-qualification (for sale) or draft lease agreement (rental)
- Photo ID of all household members
- Other supporting documents (divorce decree, marriage certificate, etc.)

Under penalties of perjury, I declare that I have examined all of this application, including accompanying documents, and, to the best of my knowledge, information, and belief, all of the statements contained herein are true, correct and complete.

1) _____ _____
Applicant signature *Print name* *Date*

2) _____ _____
Co-*applicant 1 signature* *Print name* *Date*

3) _____ _____
Co-*applicant 2 signature* *Print name* *Date*

END OF EXHIBIT "5"

EXHIBIT "6"

Income verification worksheet - rental					
Mo/Da/2022	2022/elog-xxxx	doc 182xxxx			
Project Name	Unit #	x BR/x BA		Rent $	
Household size: X					
Income worksheet for Firstname M. Lastname and Firstname M. Lastname					

GROSS PAY & OTHER INCOME

Income types include gross pay from an employer, net income from business or profession, pension and Social Security, alimony ar
unemployment compensation and gov't assistance, COLA & housing/subsistence allowance, and investment income.
It does not include income of a co-mortgagor who is not a household member, minor children and full-time students up to 23, and l

(source)	Amount	(source)	Amount	(source)	Amount	(source)	Amount	(source)	Amount
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
date	$0.00	date	$0.00	date	$0.00	date	$0.00	date	$0.00
Sum	$0.00	Sum	$0.00	Sum	$0.00	Sum	$0.00	Sum	$0.00
# of stubs	1	# of stubs	1	# of stubs	1	# of stubs	1	# of stubs	1
average pay	$0.00	average pay	$0.00	average pay	$0.00	average pay	$0.00	average pay	$0.00
period type	12	period type	12	period type	12	period type	12	period type	12
est annual	$0.00	est annual	$0.00	est annual	$0.00	est annual	$0.00	est annual	$0.00
est monthly	$0.00	est monthly	$0.00	est monthly	$0.00	est monthly	$0.00	est monthly	$0.00

ASSET INCOME

	Mkt value	APY	Income
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
(asset)	$0.00	0.00%	$0.00
Total A	$0.00	na	$0.00
Total B*	$0.00	na	$0.00
Applicable income (larger of A or B)			**$0.00**

* If total Mkt Value <$5,000, Total B income is $0
* If total Mkt Value >$5,000, will be multiplied by 0.06%
Assets include checking, savings, CDs, stocks, bonds

HOUSEHOLD INCOME & CAPACITY TO PAY

Household total est annual pay	$0.00
Household asset annual income	$0.00
Total household annual income	**$0.00**
Household est monthly pay	$0.00

Annual income guidelines 2022			*Pay period type*
	80% AMI	**120% AMI**	Weekly (52)
Family of 1	$73,200	$109,800	Bi-weekly (26)
Family of 2	$83,600	$125,400	Semi-monthly (24)
Family of 3	$94,080	$141,120	Monthly (12)
Family of 4	$104,480	$156,720	
Family of 5	$112,880	$169,320	
Family of 6	$121,200	$181,800	
Family of 7	$129,600	$194,400	
Family of 8	$137,920	$206,880	

Use this field to enter notes.

20220501

EXHIBIT 9

Letter to DPP – Condition B of Resolution 20-170, CD1

(Dated August 19, 2021)

2024 North King Street
Suite 200
Honolulu Hawaii 96819-3494
Telephone 808 842 1133
Fax 808 842 1937
eMail rmtowill@rmtowill.com

R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

August 19, 2021

Mr. Dean Uchida, Director
Department of Planning and Permitting
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attn: Mr. Alex D. Beatty

Subject: **Condition B. of Resolution 20-170, CD1**
Interim Planned Development-Transit Project at 1500 Kapiolani Boulevard
Ala Moana, Honolulu, Oahu, Hawaii
Tax Map Keys: (1) 2-3-021: 043 and 044
(Reference: Res. 20-170, CD1, Res. 17-221, CD1, SDP No. 2017/SDD-224)

Dear Mr. Beatty:

On behalf of the Applicant, Mana'olana AREP III Holdings, LLC, we are submitting the following information to comply with Condition B. of Resolution 20-170, CD1.

Condition B states the following:

Within one year after the date of adoption of this resolution, the Applicant shall submit to the DPP for review and approval updated plans required under Condition 2 of the Project's special district permit, which demonstrate compliance with LUO requirements; Resolution 17-221, CD1; and transit-oriented development regulations.

Condition 2 of the Project's special district permit (2017/SDD-224) and our responses are indicated below.

Prior to submitting any building permits, the Applicant shall submit the following revised plans and drawings to the Land Use Permits Division for approval:

a. *Roof plan and elevation drawings showing that only elevator, stair access, and other necessary mechanical equipment exceeds 400 feet in height. Railings around the rooftop may be a maximum of 42 inches in height:*

   Response: Updated plans are provided in **Exhibit A.**

b. *A site plan showing 11 bicycle parking stalls at the current location in the Walgreens loading area, and 10 bicycle parking stalls at a new location that is convenient for cyclists on the ground floor of the site;*

   Response: The 11 bicycle parking stalls at the current location in the Walgreens loading area, and 10 bicycle parking stalls at a new location are shown in **Exhibit A.** As noted in item 14, there are 5 bicycle stalls located near the main driveway entrance along Kapiolani Boulevard and 5 bicycle stalls within the new pedestrian corridor at the east side of the project site. The 5 bicycle stalls located within the corridor is strategically placed near the employee entrance. Furthermore, a bikeshare station with a minimum of 20 stalls will be located

on-site and coordinated with Bikeshare Hawaii as indicated in Res. 17-221, CD1 condition I.1.

c. *A site plan and ground floor details showing a new pedestrian walkway connecting the Hotel Lobby to Makaloa Street, creating a mid-project pedestrian connection in addition to the existing walkway provided in the Walgreens loading area; and*

Response: A revised site plan and ground floor plan indicating the new pedestrian walkway along the east side of the project site is provided in **Exhibit A.**

d. *Plans showing the elimination of the exit only loading driveway on Makaloa Street.*

Response: The exit only loading driveway along Makaloa Street has been eliminated as shown in the revised plans in **Exhibit A.**

The applicant will comply with the conditions of Resolution 17-221, CD1, Special District Permit No. 2017/SDD-224, and transit-oriented development regulations.

If you should have questions, or wish to have additional information, please feel free to contact me at (808) 748-7431 or isaiahs@rmtowill.com.

Very truly yours,

Isaiah Sato

Enclosures: Exhibit A Revised Plans

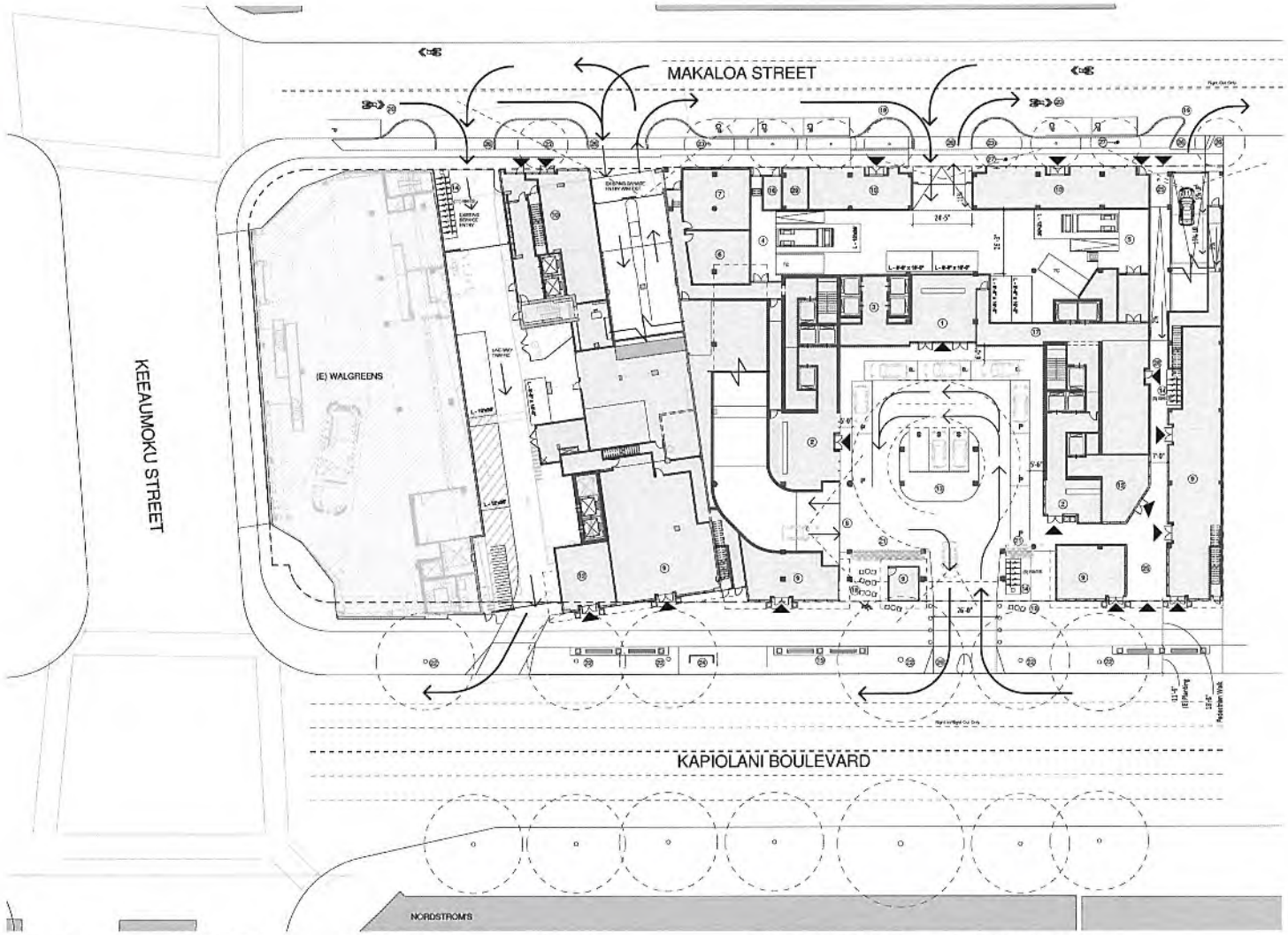
cc: Manaolana AREP III Holdings, LLC

Exhibit A

Revised Plans

MANA OLANA

1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 19, 2021



Site Plan
1" = 20'-0"

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: RESIDENT EXIT ONLY
⑫ RESTAURANT LOBBY
⑬ GARDEN
⑭ BICYCLE PARKING (21 SPACES TOTAL)
⑮ PEDESTRIAN BENCHES
⑯ FIRE CONTROL ROOM
⑰ BACK OF HOUSE
⑱ PUBLIC PLAZA/PARKLET
⑲ NEW BULB-OUTS ALONG MAKALOA
⑳ NEW SHARROWS ALONG MAKALOA
㉑ BAMBOO SCREENING HEDGE
㉒ EXISTING MONKEYPOD TREES TO REMAIN
㉓ NEW STREET TREES PER CITY STANDARD
㉔ NEW BUS-STOP SHELTER
㉕ NEW PEDESTRIAN WALKWAY
㉖ APRON
㉗ APPROXIMATE VEHICLE SIGHT-LINES
㉘ EMPLOYEE ENTRANCE
㉙ GENERATOR

FIFTEEN HUNDRED KAPIOLANI

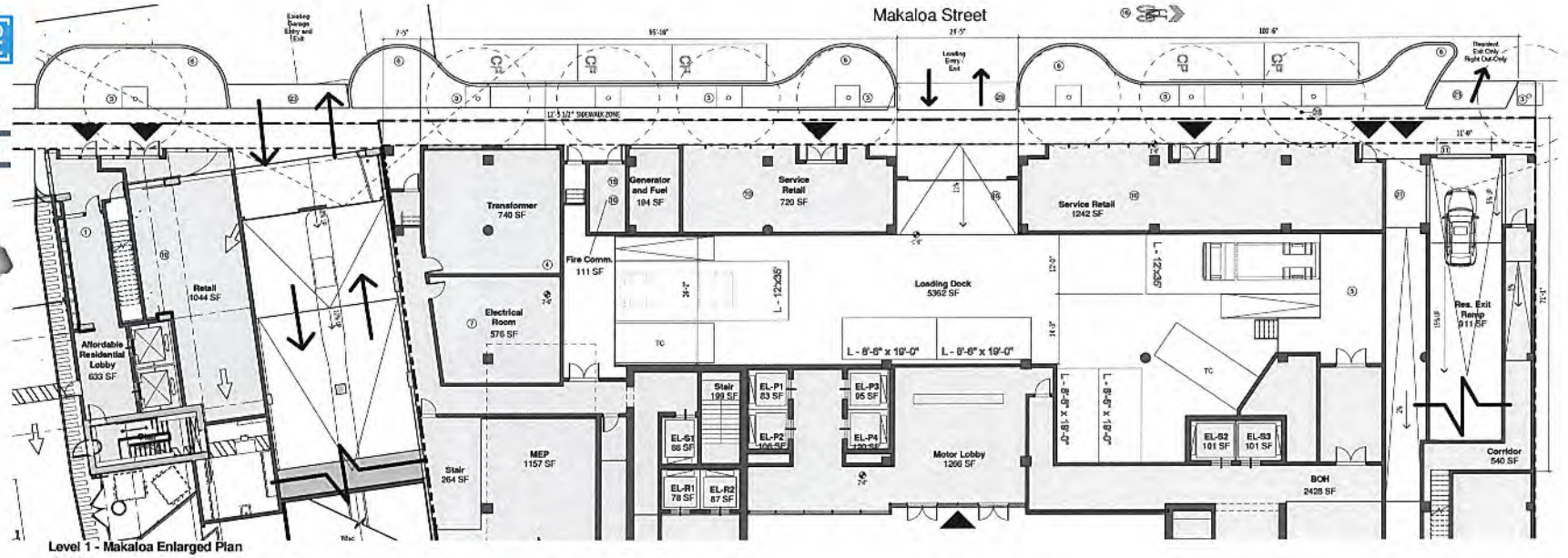
0' 10' 20' 40'
SCALE: 1" = 20'-0"

SITE PLAN

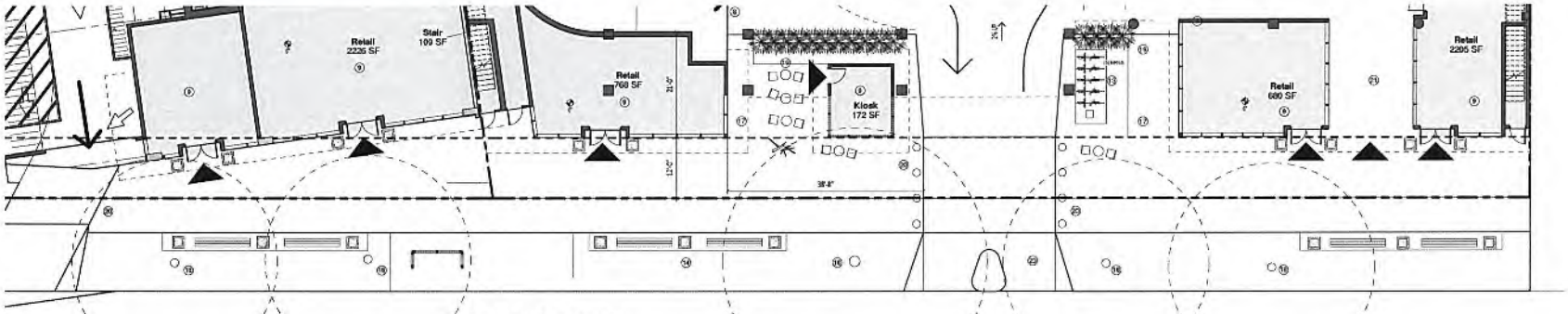
ahl
WORKSHOP

MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021



Level 1 - Makaloa Enlarged Plan
1" = 10'-0"



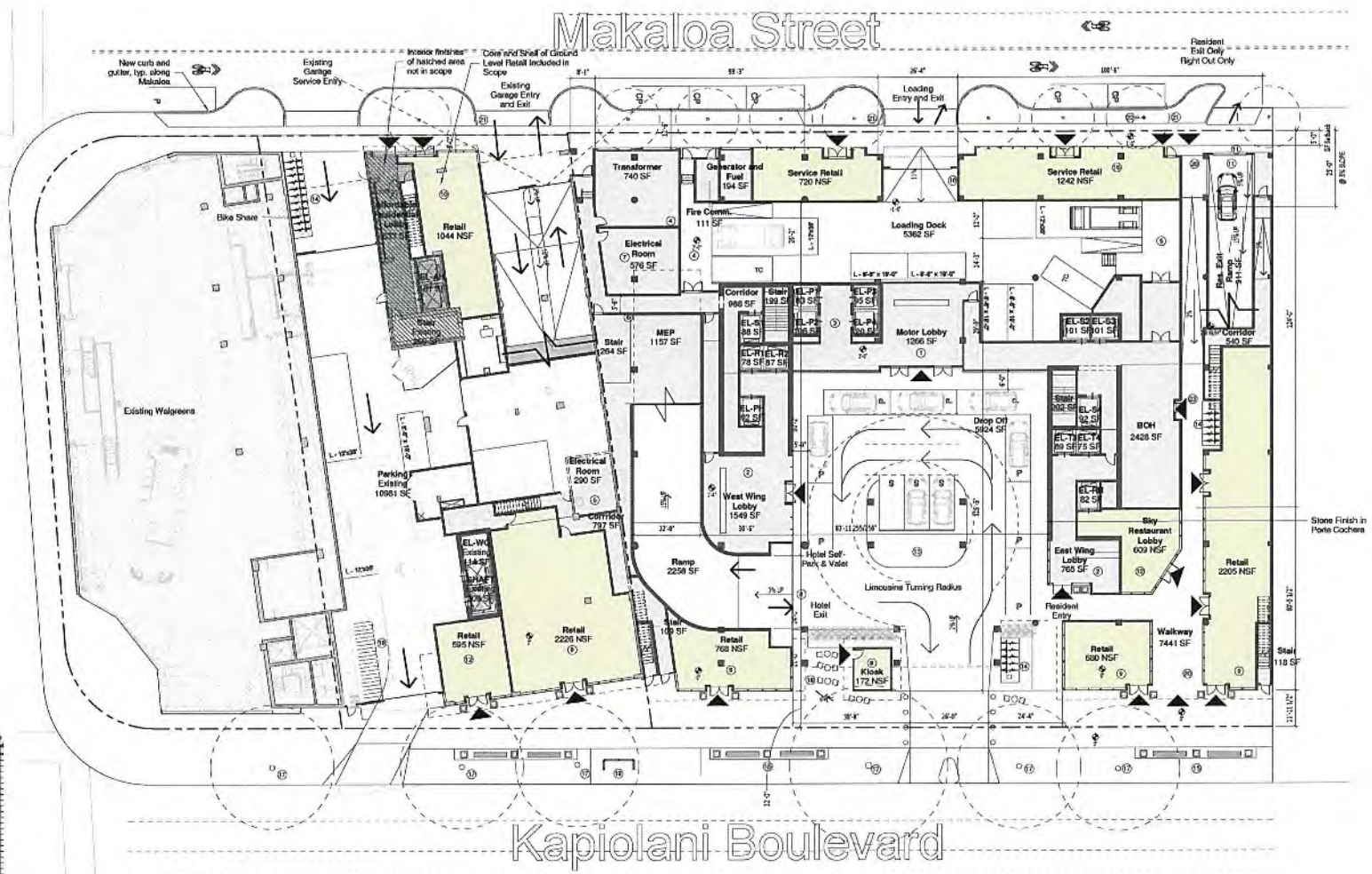
Level 1 - Kapiolani Enlarged Plan
1" = 10'-0"

1. AFFORDABLE HOUSING LOBBY
2. RESIDENTIAL LOBBY
3. NEW STREET TREES PER STANDARD
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. BULB-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 BIKE "SHARROWS"
17. PUBLIC PLAZA/PARKLET
18. EXISTING MONKEY POD TREES TO REMAIN
19. BAMBOO SCREENING HEDGE
20. AT-GRADE SIDEWALK EXPANSION WITH SAME MATERIALS; CONTINUES ACROSS DRIVEWAY
21. NEW, SAFE, WELL-LIT, PAVED PEDESTRIAN PATHWAY
22. APPROXIMATE VEHICLE SIGHT-LINES
23. APRON

FIFTEEN HUNDRED KAPIOLANI

0' 5' 10' 20'
SCALE: 1" = 10'-0"

STREET FRONTAGE PLANS



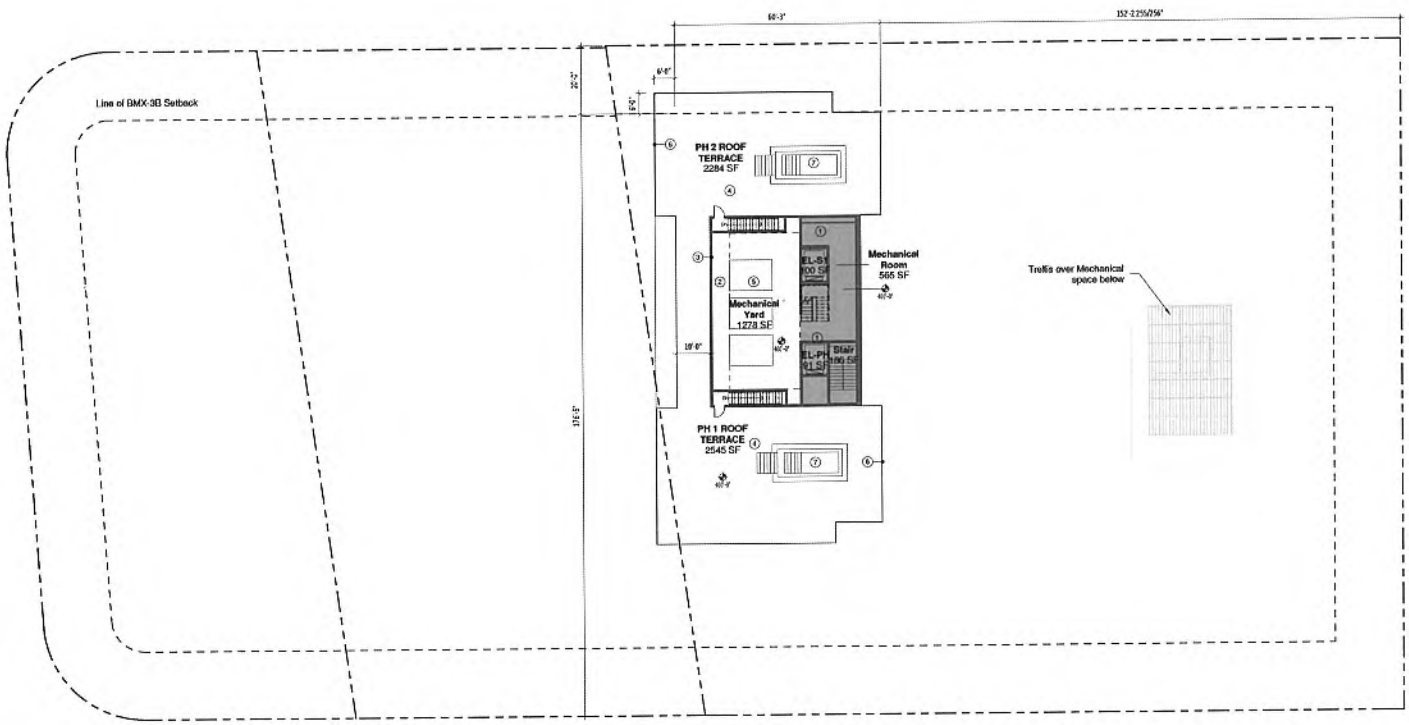
1. HOTEL ENTRY FROM DROP-OFF AREA
2. EAST AND WEST WING RESIDENTIAL LOBBY
3. HOTEL LOBBY AND BALLROOM ACCESS
4. RESIDENTIAL LOADING DOCK
5. HOTEL LOADING DOCK
6. ELECTRICAL ROOM
7. TRANSFORMER ROOM
8. RAMP TO PARKING
9. RETAIL
10. SERVICE RETAIL
11. ELECTRONICALLY CONTROLLED GATE: RESIDENT EXIT ONLY
12. RESTAURANT LOBBY
13. GARDEN
14. BICYCLE PARKING; SEE SITE PLAN FOR COUNT
15. NEW WOOD PEDESTRIAN BENCHES AND PLANTERS, TYP.
16. FIRE CONTROL ROOM
17. EXISTING MONKEY POD TREES TO REMAIN
18. BIKE PARKING (21 SPACES)
19. NEW BUS STOP SHELTER
20. PEDESTRIAN PATHWAY
21. APRON
22. APPROXIMATE VEHICLE SIGHT-LINES
23. EMPLOYEE ENTRANCE

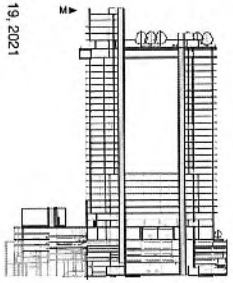
FIFTEEN HUNDRED KAPIOLANI

SCALE: 1/16" = 1'-0"

LEVEL 1 FLOOR PLAN

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021





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

① ELEVATOR OVERRIDES
② SERVICE CATWALK ABOVE
③ MECHANICAL SCREEN
④ PRIVATE PENTHOUSE TERRACE
⑤ MECHANICAL YARD
⑥ 42" HIGH GLASS RAILING
⑦ PRIVATE 36" HIGH STAINLESS STEEL PLUNGE POOL

LEVEL 38 MECHANICAL PLAN

FIFTEEN HUNDRED KAPIOLANI

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

MANA OLANA

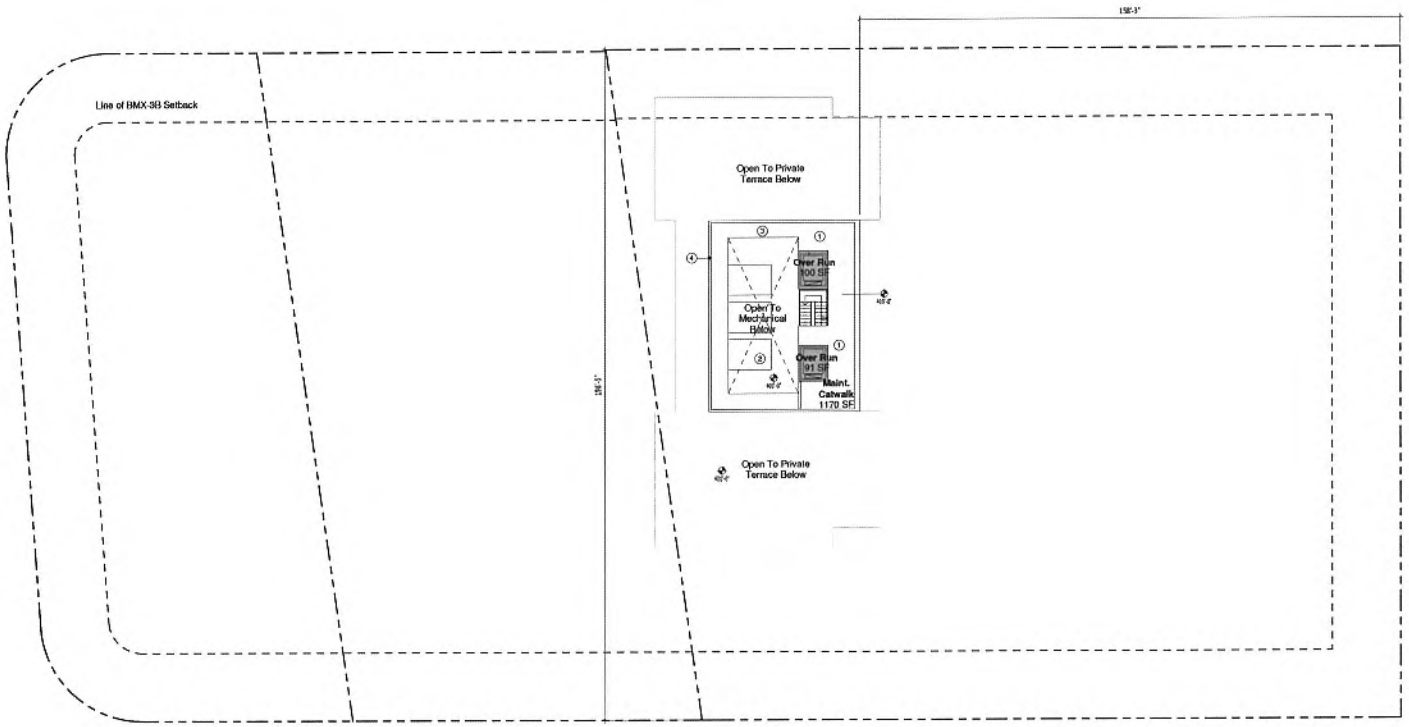
1500 KAPIOLANI BLVD, HONOLULU, HAWAII 96814 | AUGUST 19, 2021

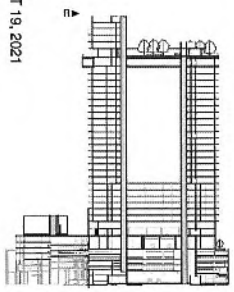
[au] WORKSHOP

ahl.

MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021





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

① ELEVATOR OVERRIDES
② OPEN TO BELOW
③ SERVICE CATWALK
④ MECHANICAL SCREEN

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'
SCALE: 1/6" = 1'-0"

ROOF PLAN

KAPIOLANI ELEVATION

① DARK COLORED STONE OR METAL PANELS
② GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ POOL BAR AND ARCHITECTURAL PRIVACY WALL
⑨ BIFOLD DOOR PANELS
⑩ 42" GLASS GUARDRAIL
⑪ METAL PANEL MECHANICAL SCREEN

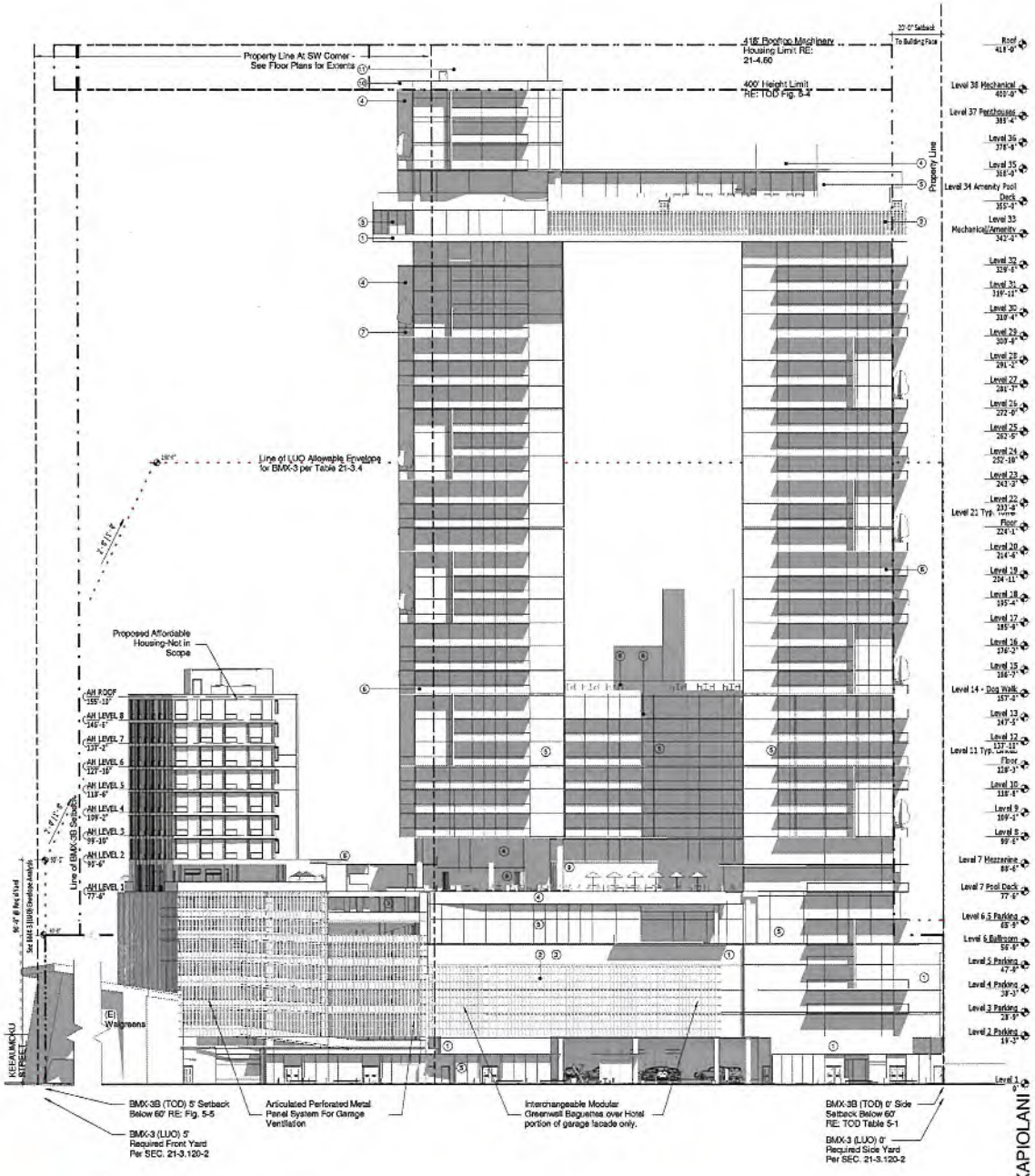
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



KAPIOLANI (SOUTH) ELEVATION
1" = 20'-0"

[au] workshop | ahl. | MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

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

FIFTEEN HUNDRED KAPIOLANI

EAST ELEVATION

① DARK COLORED STONE OR METAL PANELS
② GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGUETTES
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 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
⑧ METAL PANEL MECHANICAL SCREEN
⑨ 42" GLASS GUARDRAIL

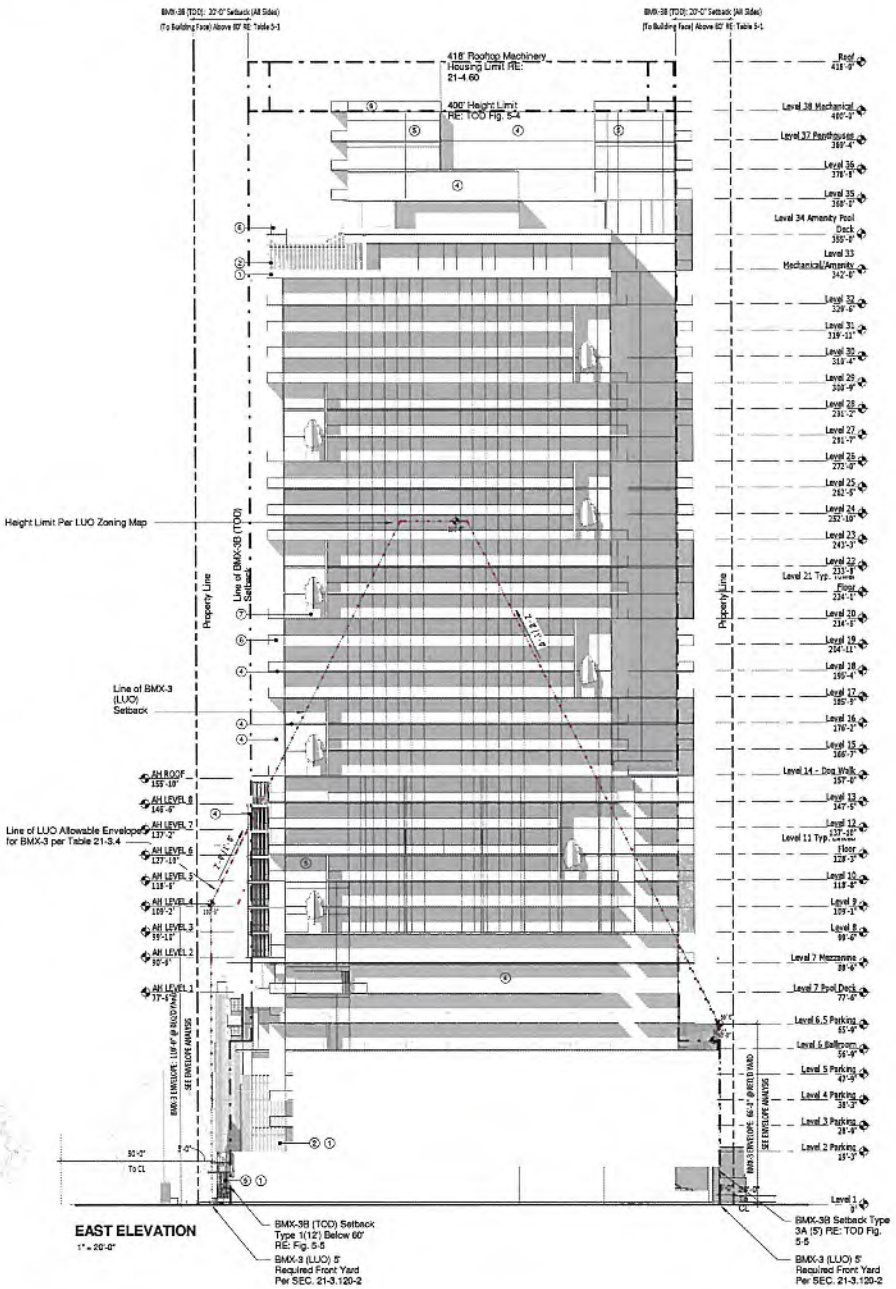
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5-1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



EAST ELEVATION
1" = 20'-0"

[au] workshop ahl. MANA'OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

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

FIFTEEN HUNDRED KAPIOLANI

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

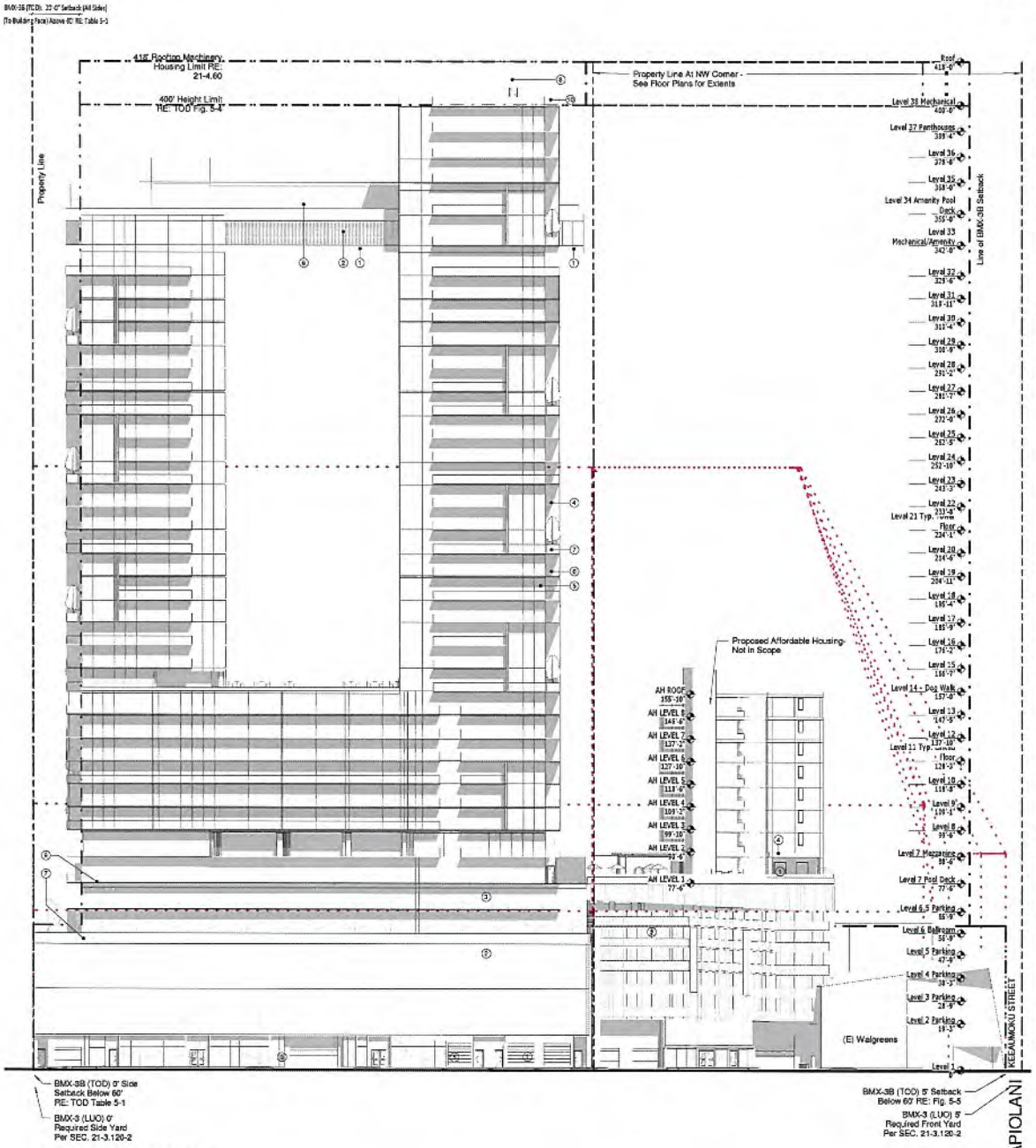
BOUNDARY LINE KEY

PROPERTY LINE

LINE OF BMX-3B (TOD) ENVELOPE PER TABLE 5.1

LINE OF BMX-3 (LUO) ENVELOPE PER SEC. 21-3.120-2

LINE OF PROPOSED BMX-3 ENVELOPE PER BILL 75 (2015)



MAKALOA (NORTH) ELEVATION
1" = 20'-0"

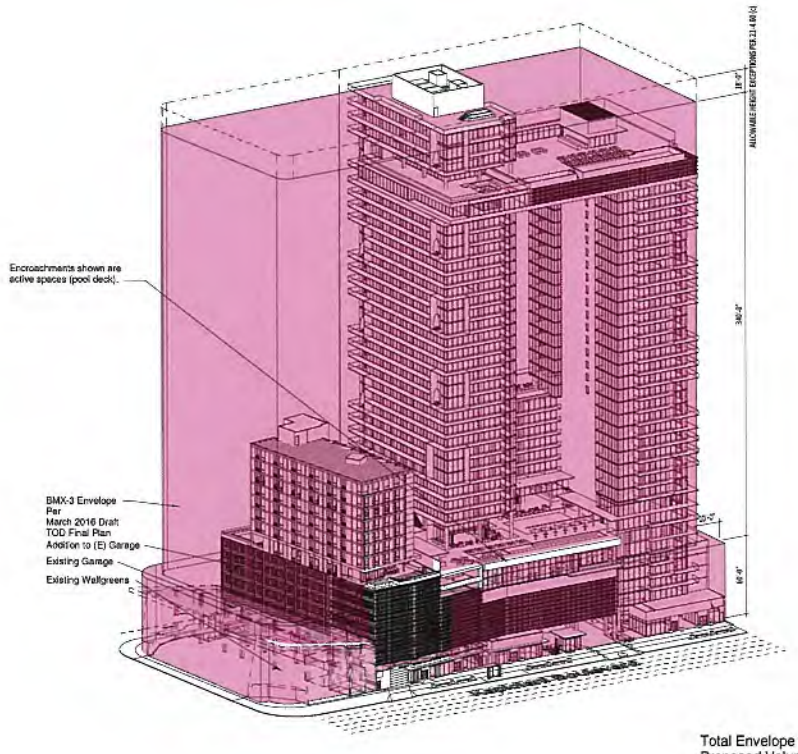
[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

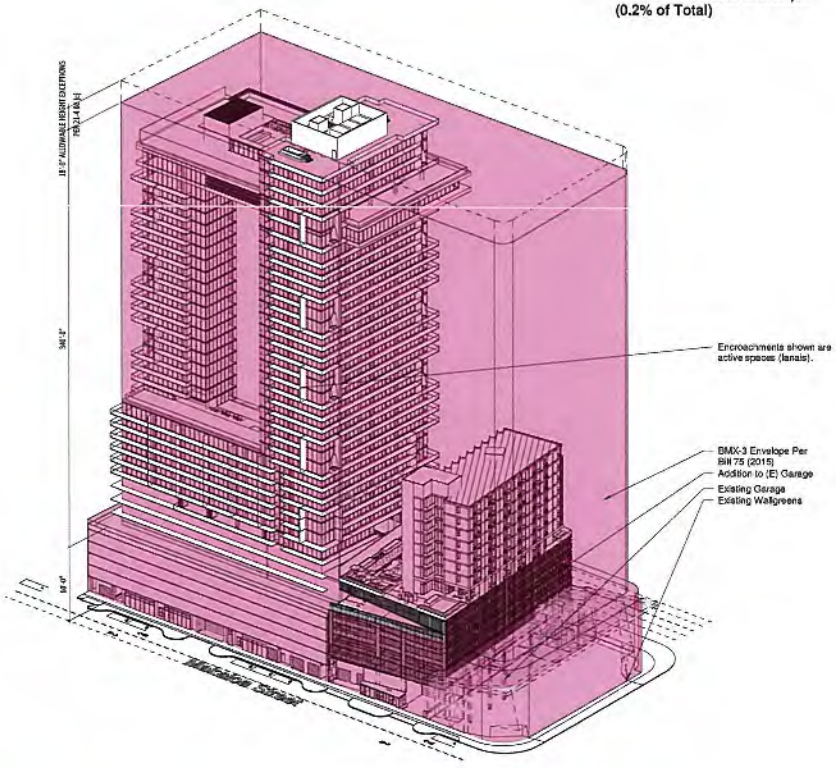
0' 10' 20' 40'
SCALE: 1" = 20'-0"

FIFTEEN HUNDRED KAPIOLANI

BMX-3B ENVELOPE ANALYSIS



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



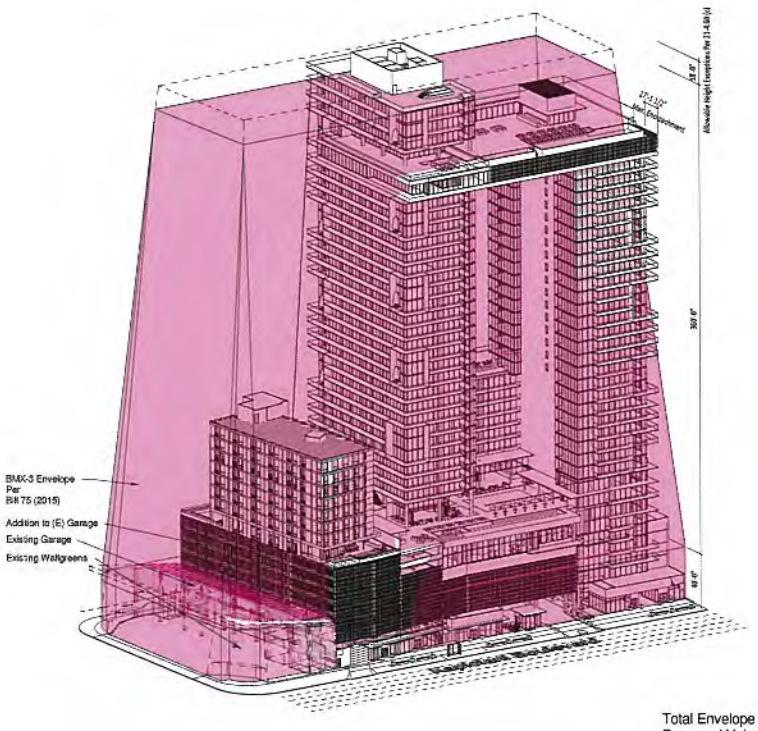
[au] workshop ahl. MANA OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

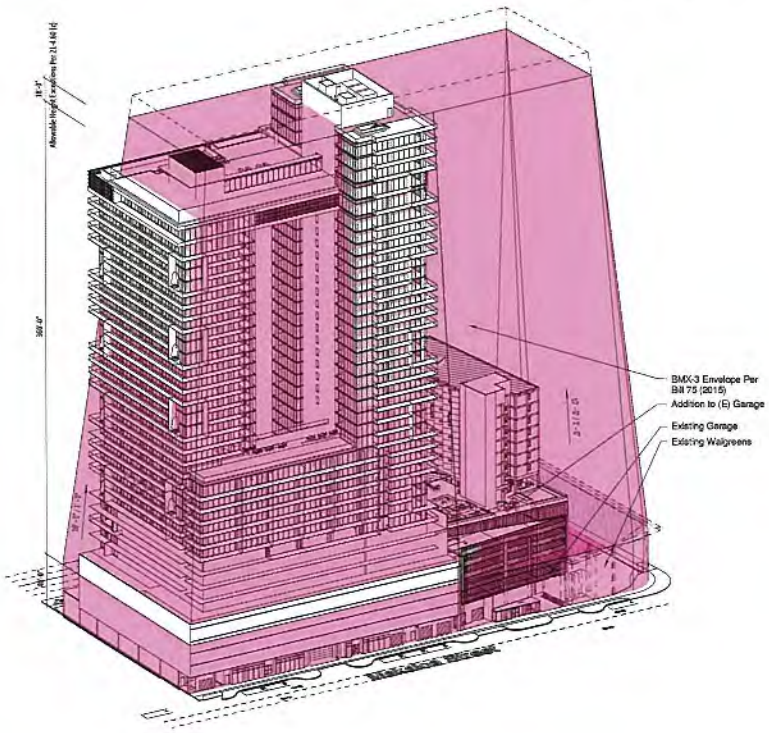
NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

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



Total Envelope Volume:	22,280,100 C.F.
Proposed Volume: (43.5% of Total)	9,693,200 C.F.
Volume outside of Envelope: (1.6% of Total)	**366,400 C.F.**



[au] workshop ahl. MANA`OLANA

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | AUGUST 19, 2021

NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI