SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 24-80
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.

The PROPOSED CD1 makes the following amendments:

A. Amends the resolution title to read as follows:

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

B. Amends the sixth WHEREAS clause to clarify the summary of Resolution 23-272, CD1.

C. Amends the seventh WHEREAS clause to provide that the Applicant proposes a Project modification to increase the number of affordable rental units from 78 dwelling units to 109 (instead of 110) dwelling units, consisting of eight studio units and 101 one-bedroom units, which would result in approximately 20 percent of the total 560 Project units being affordable and rented to senior households (age 55 years or older) earning 80 percent or below of the area median income for Honolulu for a minimum 60-year period. Also adds that one two-bedroom unit in the Project's affordable housing tower will be a manager's unit.

D. Adds an eighth WHEREAS clause to provide that the Applicant proposes to add the 31 additional affordable rental units to the affordable unit tower that will be constructed above the existing parking structure, convert one level of parking into a floor of affordable units, modify the floor plans of the affordable unit tower, and modify the floor plans to reduce the total floor area of the condo-hotel towers, so that the 400-foot height limit and maximum floor area ratio ("FAR") of 9.215 for the Project is maintained. Also references Exhibits A-1 through A-7.

E. In the now-ninth WHEREAS clause, deletes the reference to Departmental Communication ___ (2024).

F. Adds a tenth WHEREAS clause to describe the Applicant's justification for a further 36-month extension of the deadline to obtain a building permit for the Project.

G. Adds an eleventh WHEREAS clause to provide that on March 27, 2024, the DPP, having duly considered the Applicant's Project modification proposal and request for a further 36-month extension of the deadline to obtain a building permit for the Project, completed its report and transmitted its findings and recommendation of approval to the Council.

H. Amends the twelfth WHEREAS clause to provide that the Council received the DPP's findings and recommendation by Departmental Communication 211 (2024).

I. Deletes the BE IT RESOLVED clause, and replaces it with a BE IT RESOLVED clause providing that Condition F of Resolution 17-221, CD1, is amended to read in its entirety as follows:

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

J. Adds a BE IT FURTHER RESOLVED clause to provide that Condition S of Resolution 17-221, CD1, is amended to read in its entirety as follows:

"S. The Project must conform to the updated conceptual plan approved by Resolution 24-80, CD1, and attached thereto as Exhibit B, which is incorporated by reference herein, and all conditions established herein and pursuant to Resolution 20-170, CD1, Resolution 23-272, CD1, and Resolution 24-80, CD1. Minor modifications to the Project that do not significantly alter the size or nature of the Project and remain in conformance with the updated conceptual plan and all conditions in Resolution 17-221, CD1, Resolution 20-170, CD1, and Resolution 23-272, CD1, may be approved by the DPP Director. Any increase in height or density of the Project or other significant alteration or change to the conceptual plan will be considered a major modification and require Council approval; and"

K. Adds a second BE IT FURTHER RESOLVED clause to provide that Condition A of Resolution 20-170, CD1, is amended to read in its entirety as follows:

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

1. Conform to the updated conceptual plan approved by Resolution 24-80, CD1, and attached thereto as Exhibit B;

2. Comply with the conditions of approval set forth in Resolution 17-221, CD1, as amended by Resolution 24-80, CD1; and

3. Comply with the conditions of approval set forth in the Project's Special District Permit (File Number 2017/SDD-24), as amended, to reflect the amendments made by Resolution 24-80, CD1."

L. Adds a third BE IT FURTHER RESOLVED clause to require the DPP Director to amend the Project's Special District Major Permit (File Number 2017/SDD-24) to reflect the amendments to Conditions F and S of Resolution 17-221, CD1.

M. Adds a fourth BE IT FURTHER RESOLVED clause to require that the Applicant, within 12 months after the effective date of the resolution, submit to the DPP for review and execution an updated 1500 Kapiolani Affordable Housing Regulatory Agreement to reflect the amendments to Conditions F and S of Resolution 17-221, CD1.

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

O. Adds a sixth BE IT FURTHER RESOLVED clause to provide that except as modified in the resolution, all other conditions and provisions of Resolution 17-221, CD1, Resolution 20-170, CD1, and Resolution 23-272, CD1, are ratified and confirmed, and remain in full force and effect.

P. Replaces Exhibits A-1 through A-7 with higher resolution exhibits. Deletes Attachment A to the resolution. Adds Exhibit B to the resolution, which depicts the Project's updated conceptual plan.

Q. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-80, CD1**

PROPOSED

RESOLUTION

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

WHEREAS, on September 6, 2017, the City Council ("Council"), by adoption of Resolution 17-221, CD1, approved a conceptual plan for an Interim Planned Development-Transit ("IPD-T") Project proposed by Manaʻolana 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 Kapiʻolani Boulevard, within the Ala Moana Neighborhood Transit-Oriented Development Plan area, formerly identified as Tax Map Key Numbers 2-3-021:007 through 010, and currently identified as Tax Map Key Numbers 2-3-021:043 and 044 (the "Project"); and

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

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

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

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

RESOLUTION

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

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

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

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

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

RESOLUTION

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

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

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

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

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

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

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

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

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

1. Conform to the updated conceptual plan approved by Resolution 24-80, CD1, and attached thereto as Exhibit B;

2. Comply with the conditions of approval set forth in Resolution 17-221, CD1, as amended by Resolution 24-80, CD1; and

3. Comply with the conditions of approval set forth in the Project's Special District Permit (File Number 2017/SDD-24), as amended, to reflect the amendments made by Resolution 24-80, CD1."

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

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

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

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-80, 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:

March 28, 2024
Honolulu, Hawai‘i

Councilmembers

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

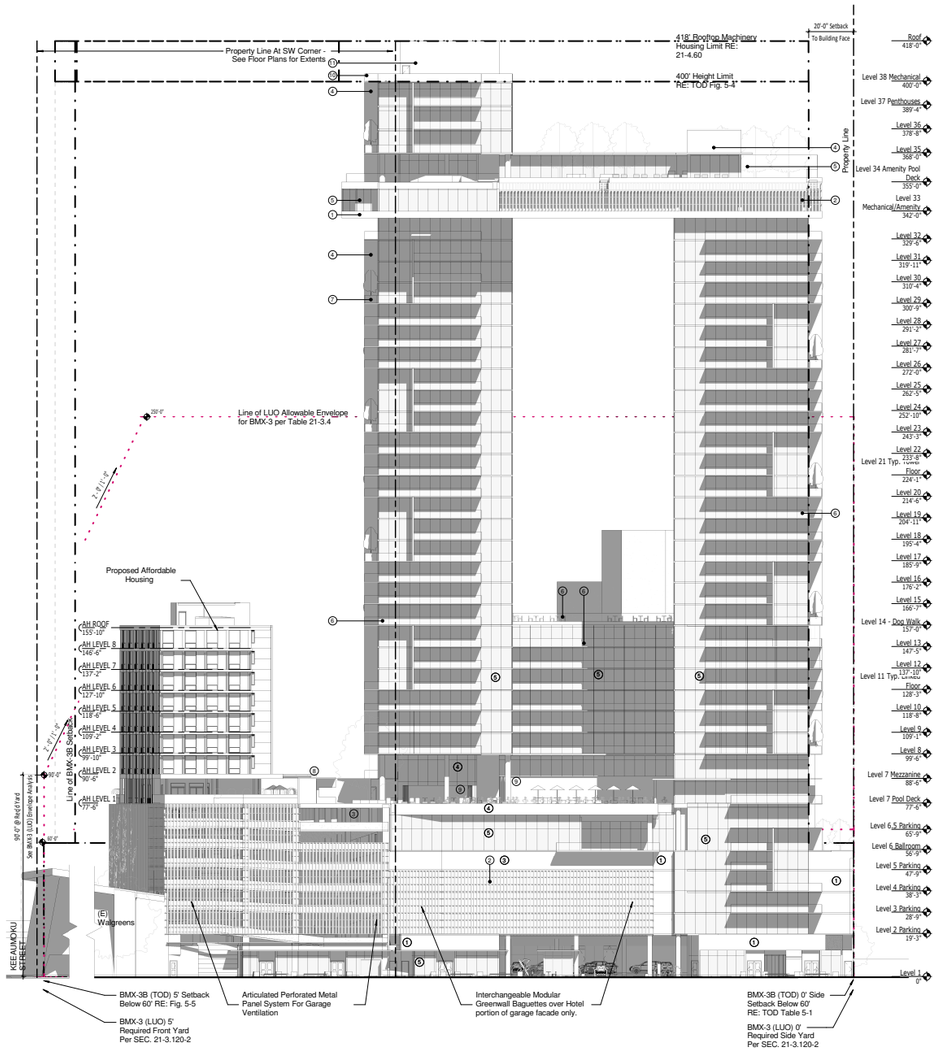
BOUNDARY LINE KEY

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
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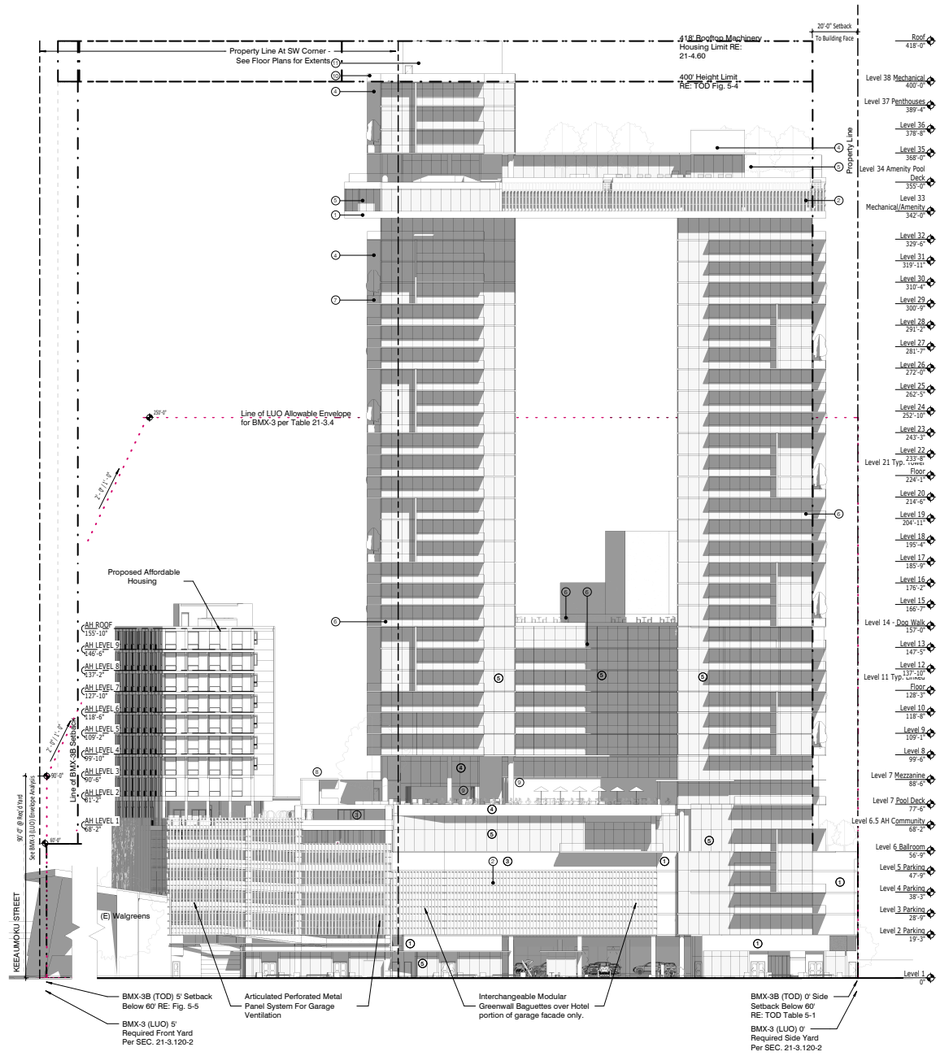
BOUNDARY LINE KEY

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)



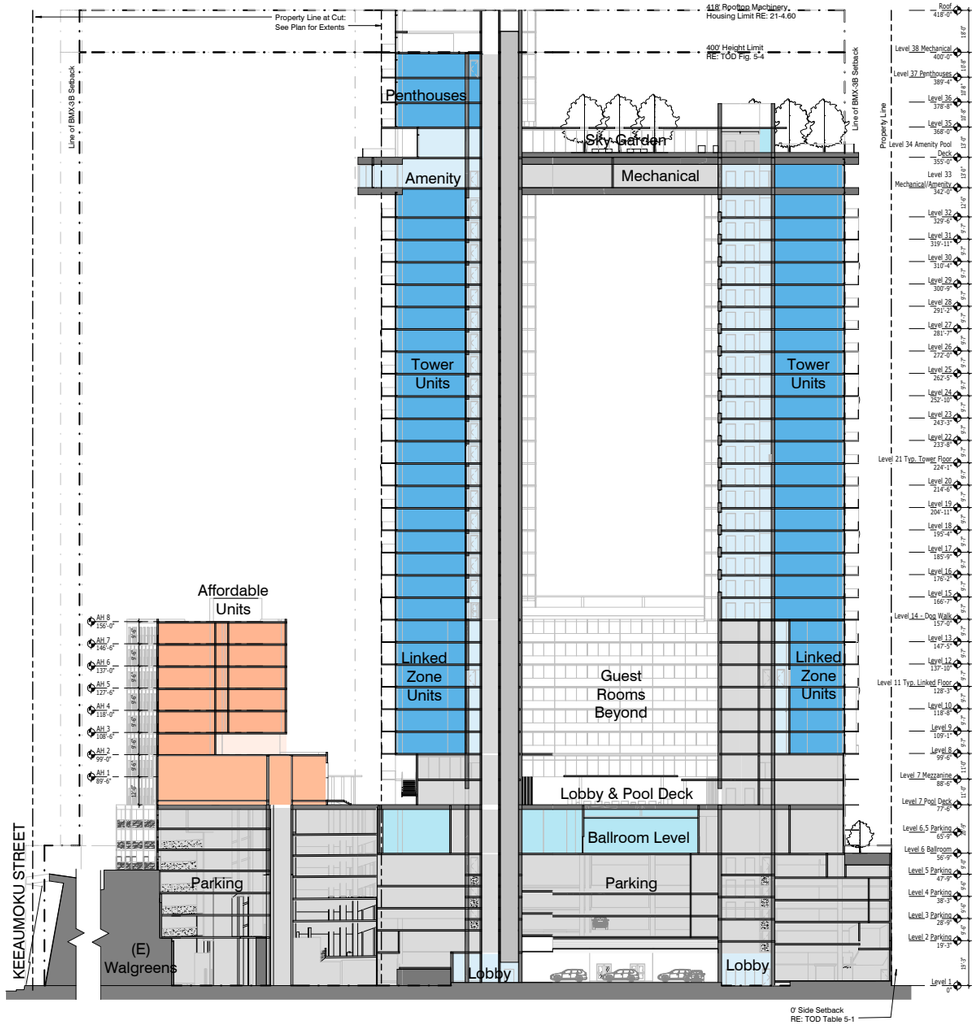
KAPIOLANI (SOUTH) ELEVATION
1" = 20'-0"

February 06, 2024

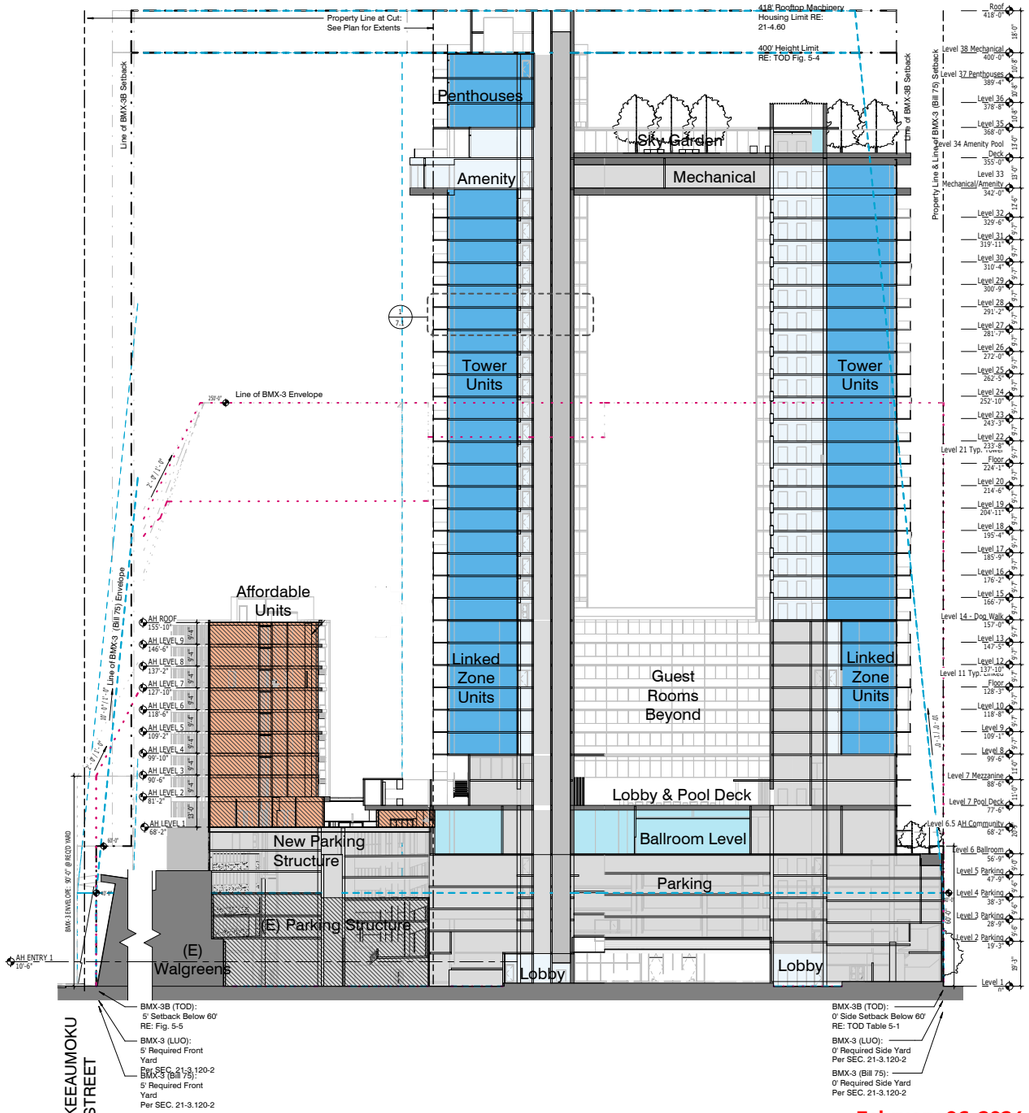
FIFTEEN HUNDRED KAPIOLANI

KAPIOLANI ELEVATION

EXHIBIT A-1



August 31, 2017



February 06, 2024

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

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

MANA`OLANA

ahl

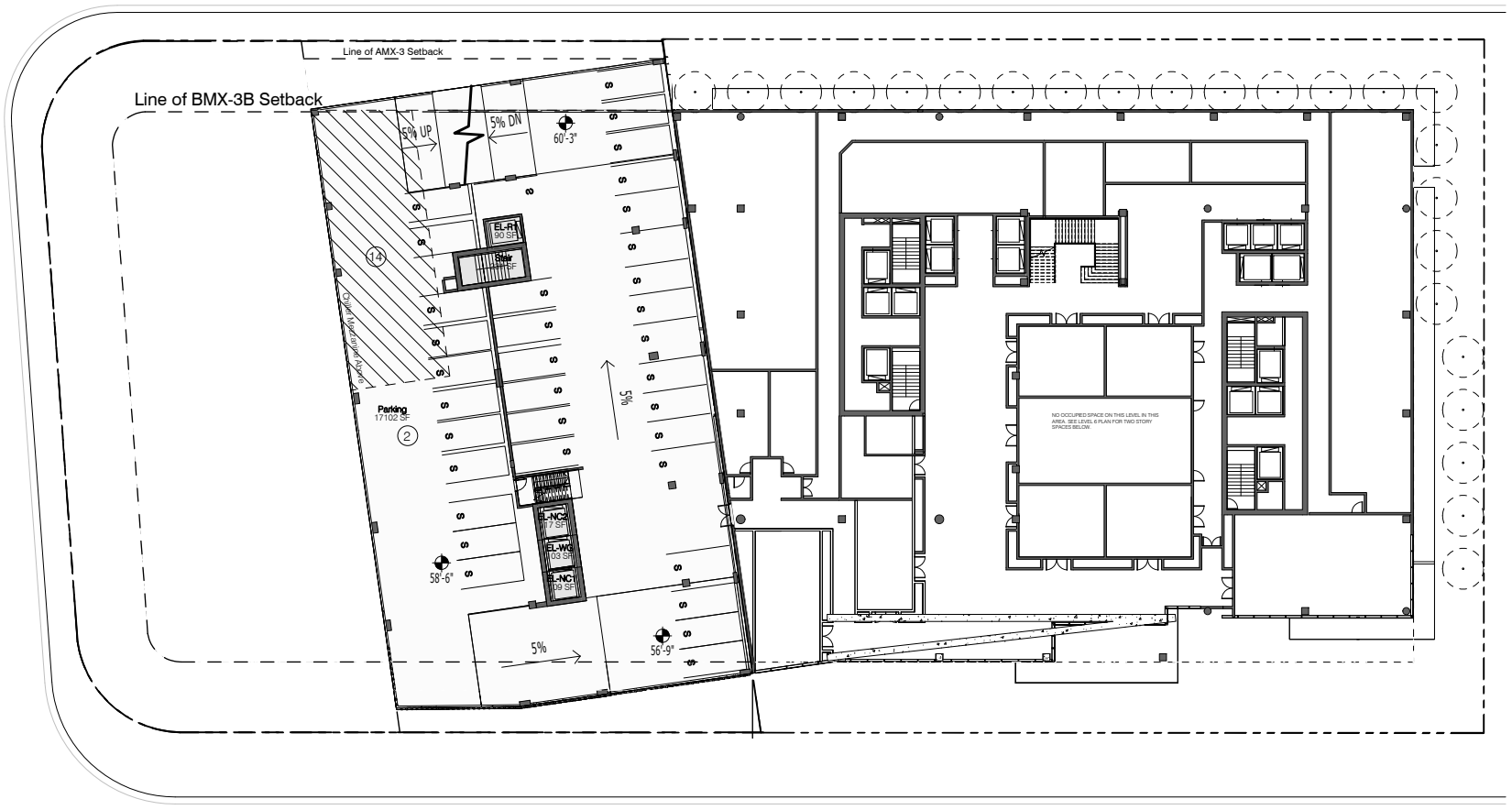
[au] workshop

FIFTEEN HUNDRED KAPIOLANI

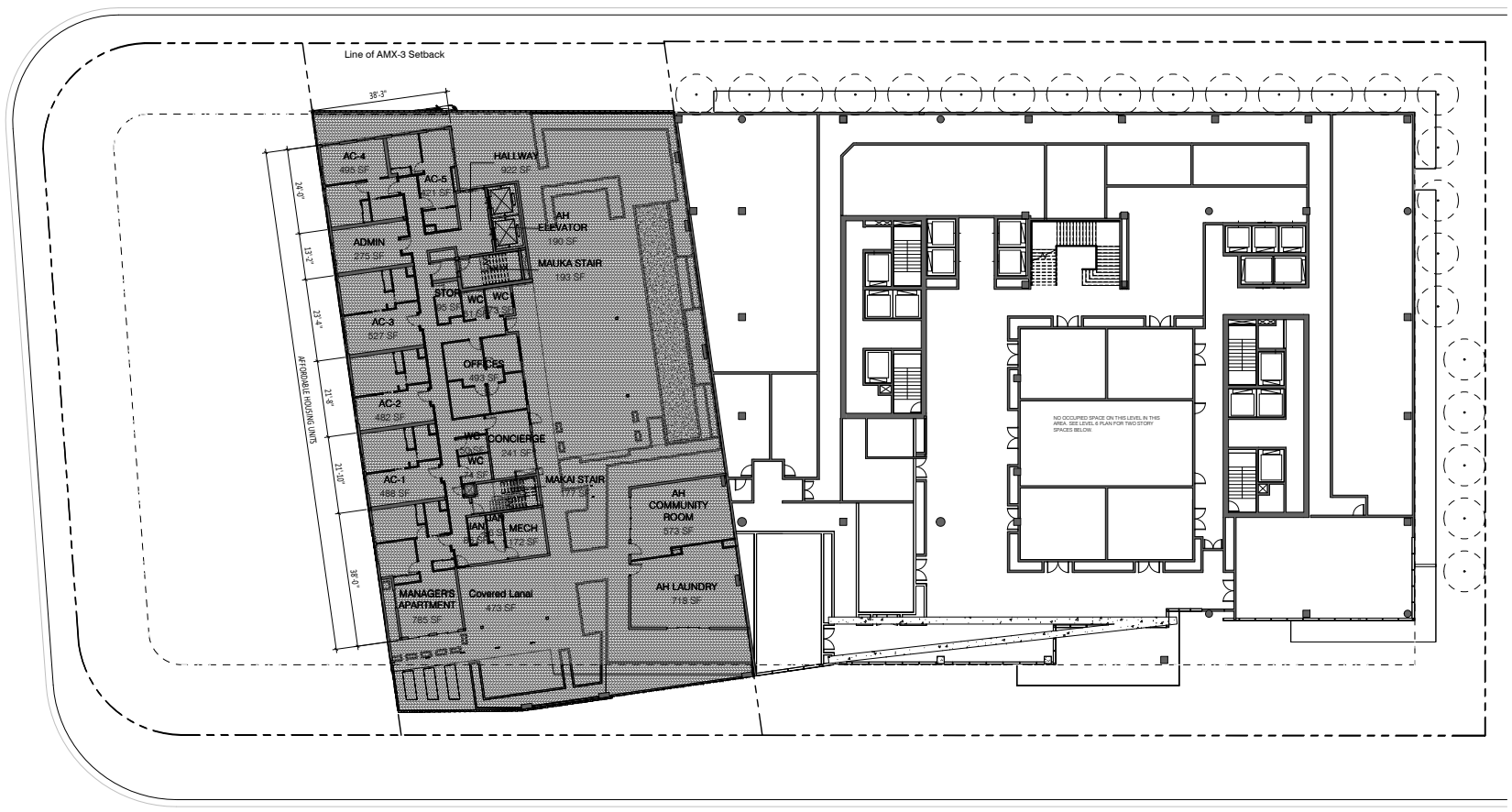
EXHIBIT A-2

E/W SECTION

LEVEL 6.5 AFFORDABLE HOUSING



August 31, 2017



February 06, 2024

EXHIBIT A-3

[au] workshop ARCHITECTS + URBANISTS

ahl.

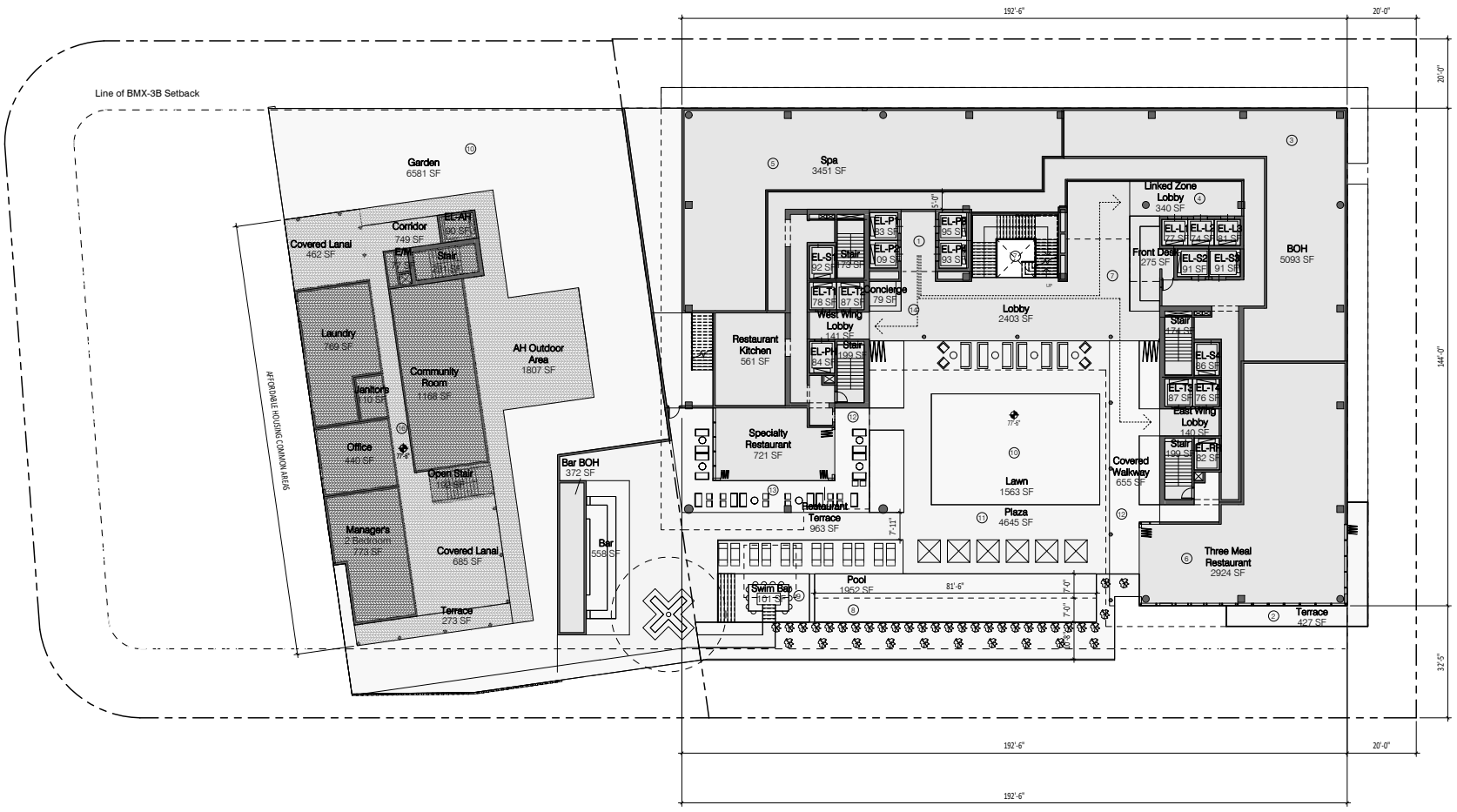
MANA`OLANA

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

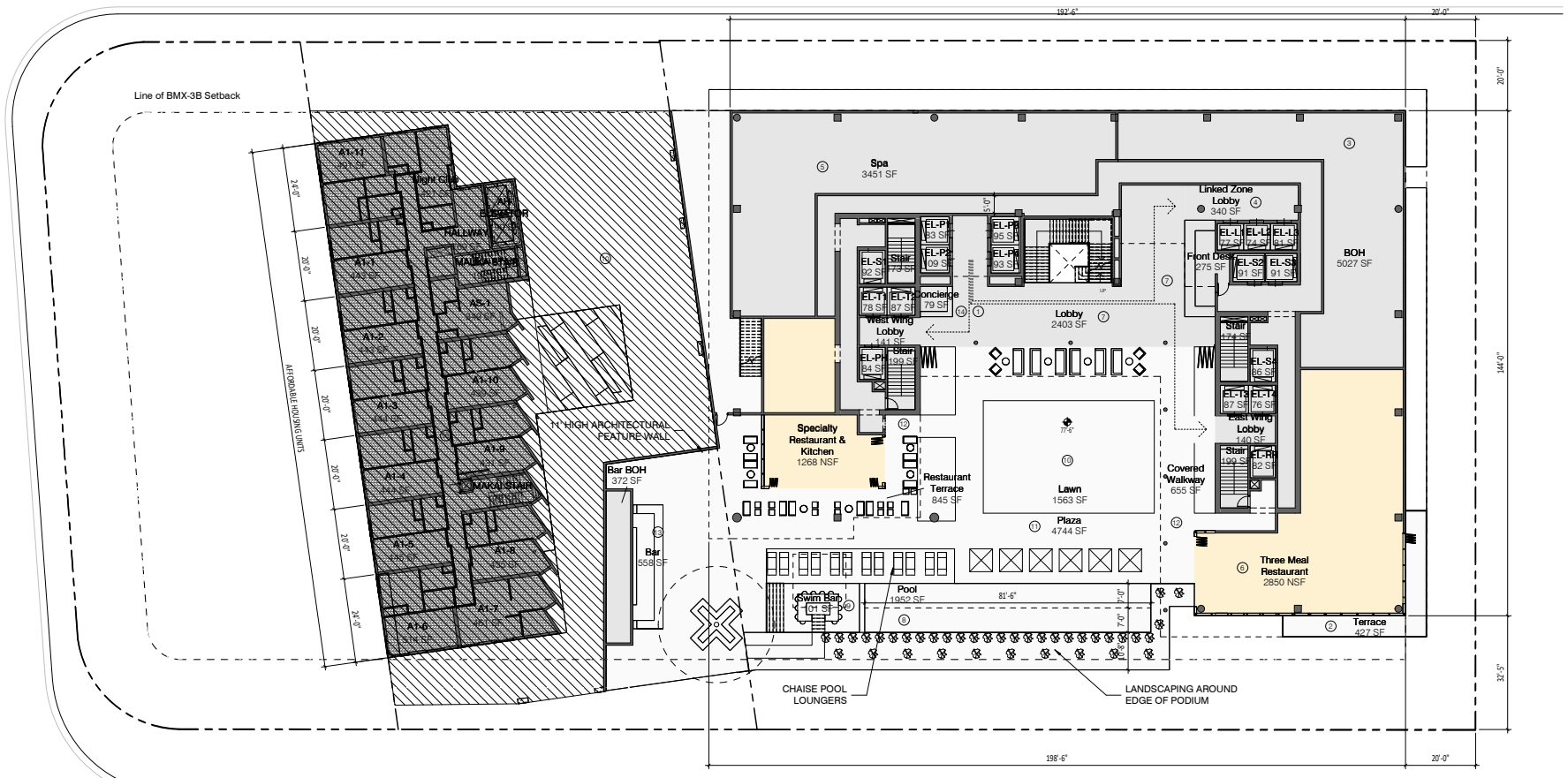
FIFTEEN HUNDRED KAPIOLANI

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

LEVEL 7 POOL DECK PLAN



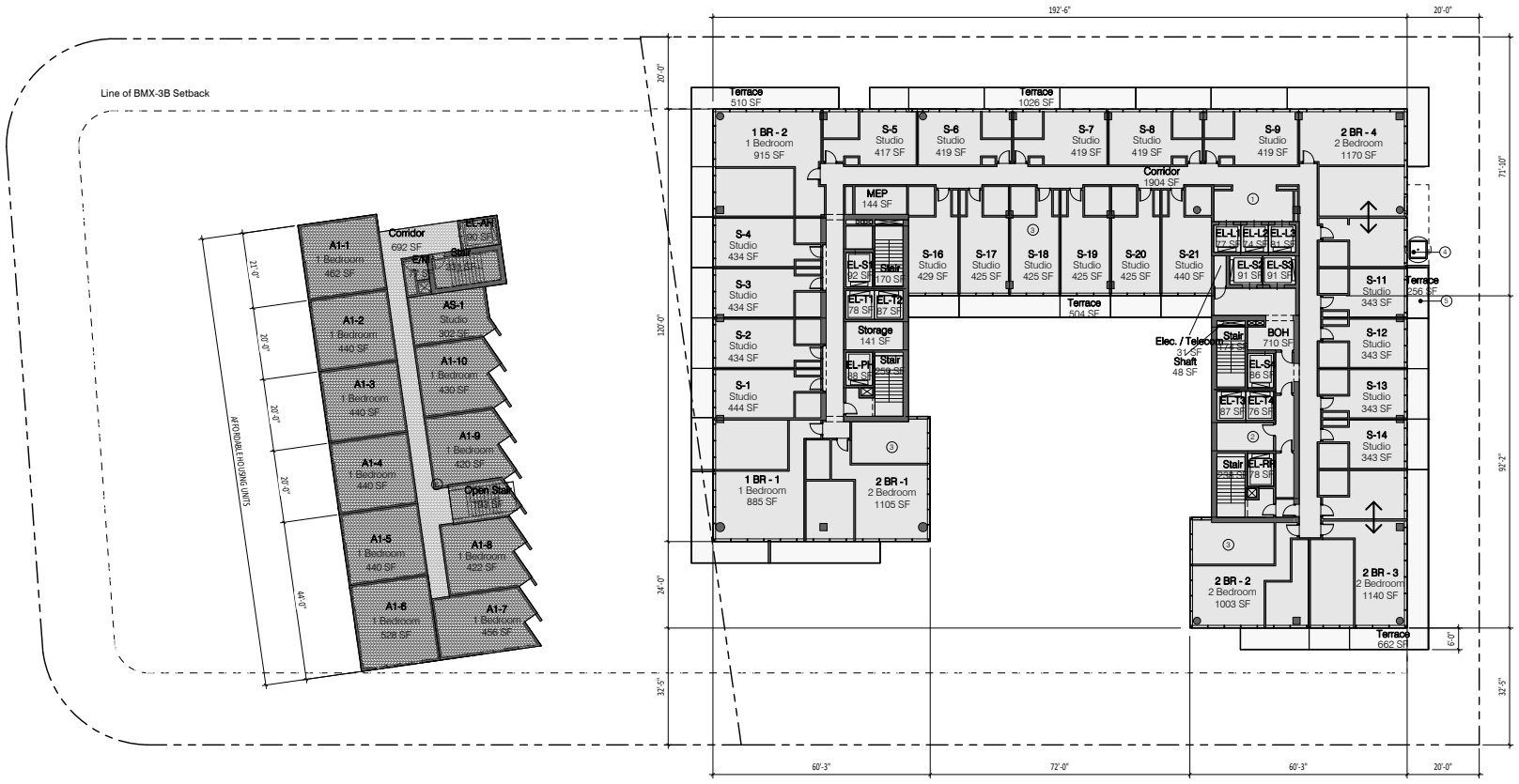
August 31, 2017



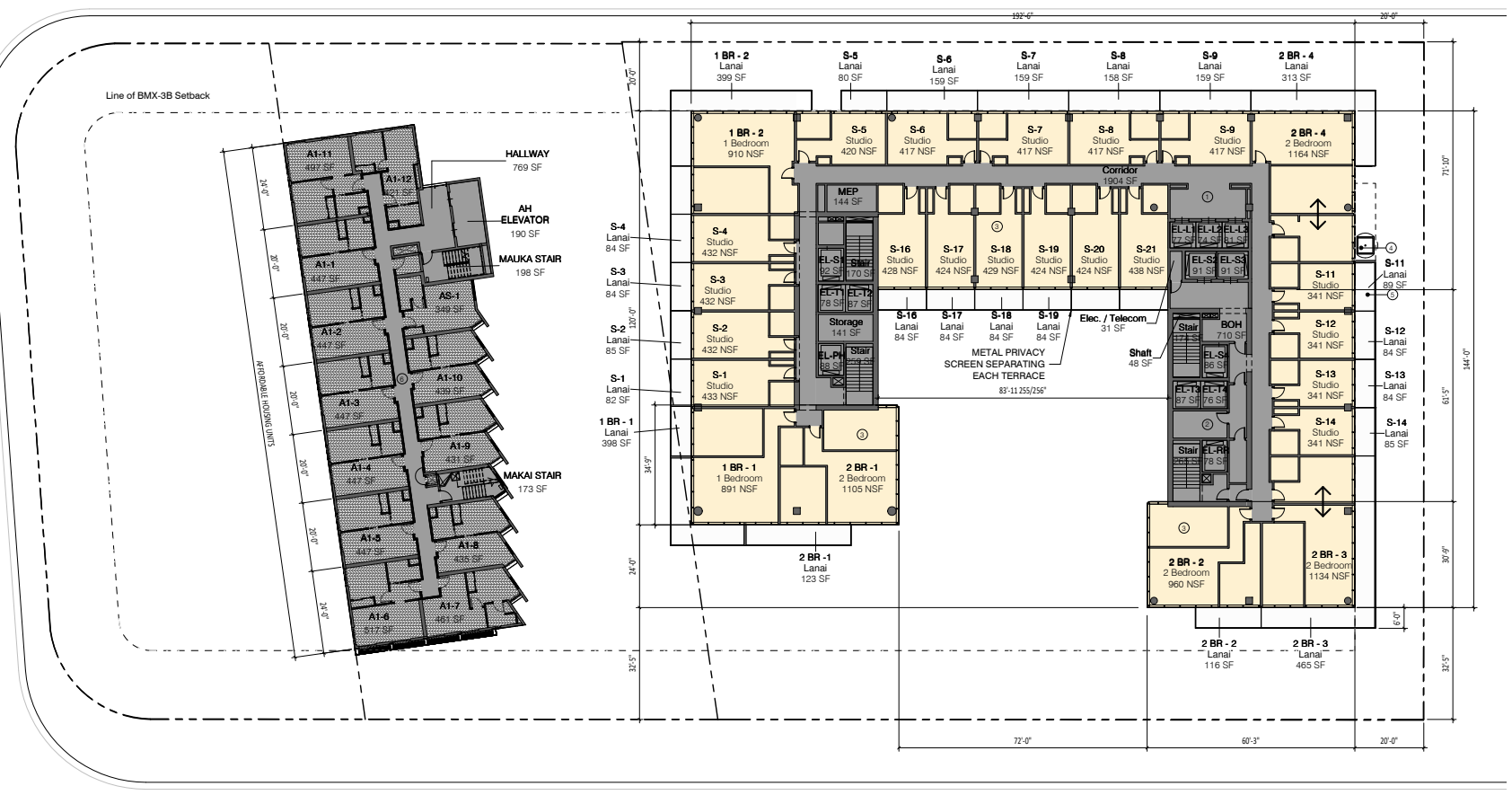
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EXHIBIT A-4

TYP. LINKED FLOOR PLAN



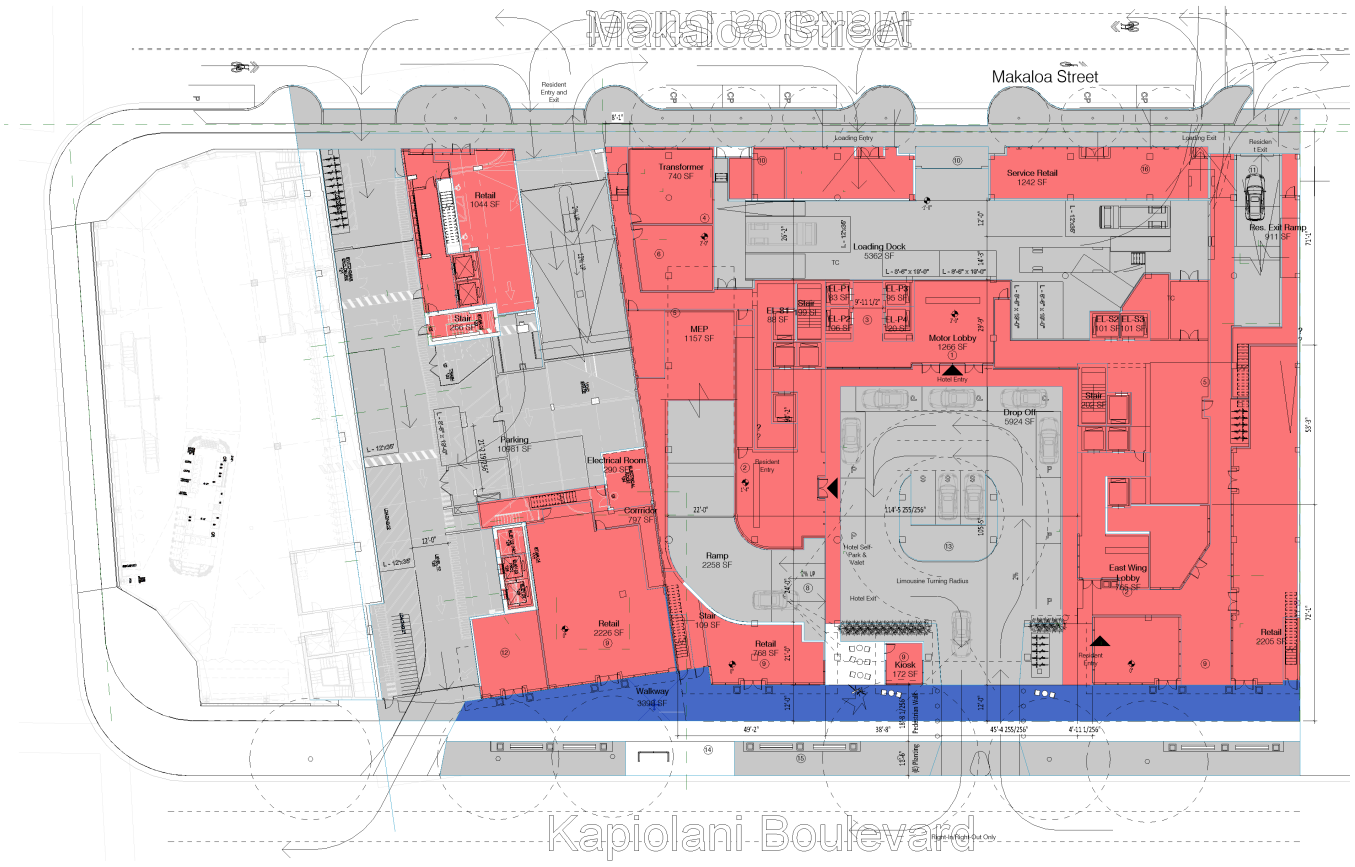
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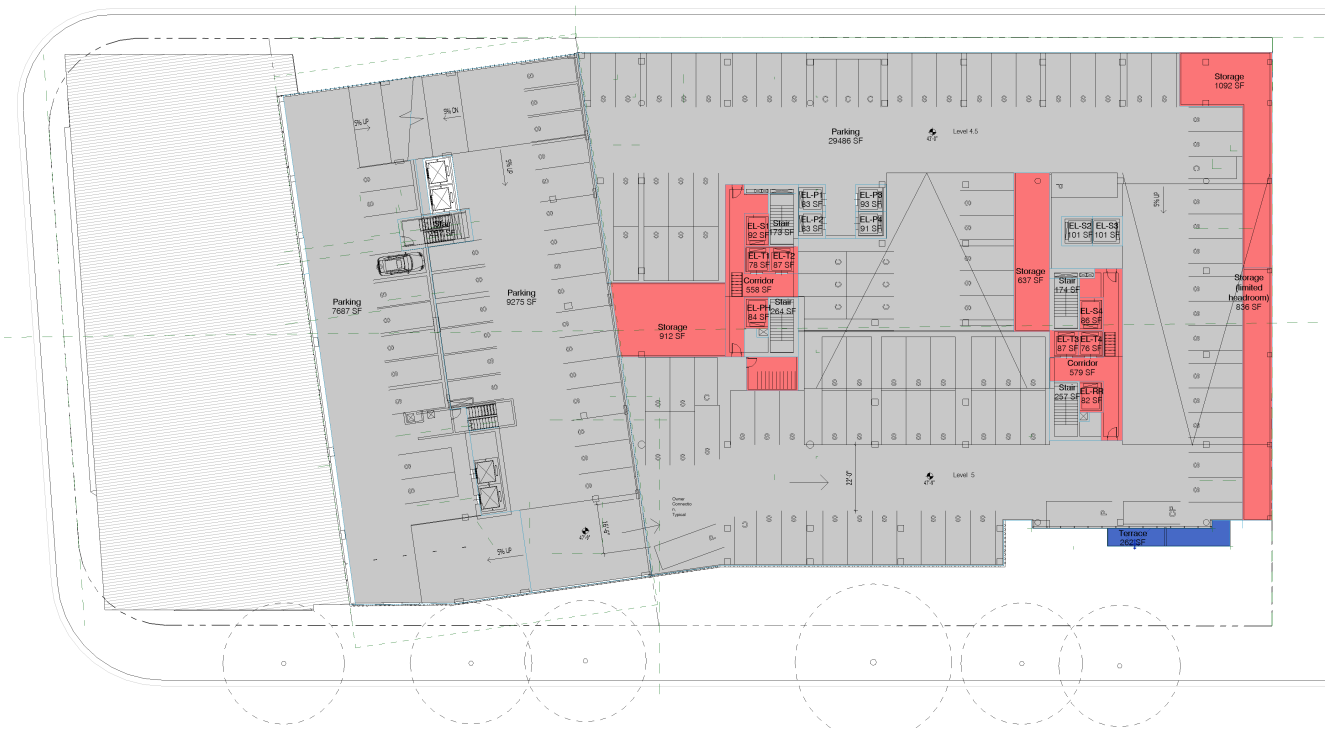
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EXHIBIT A-5

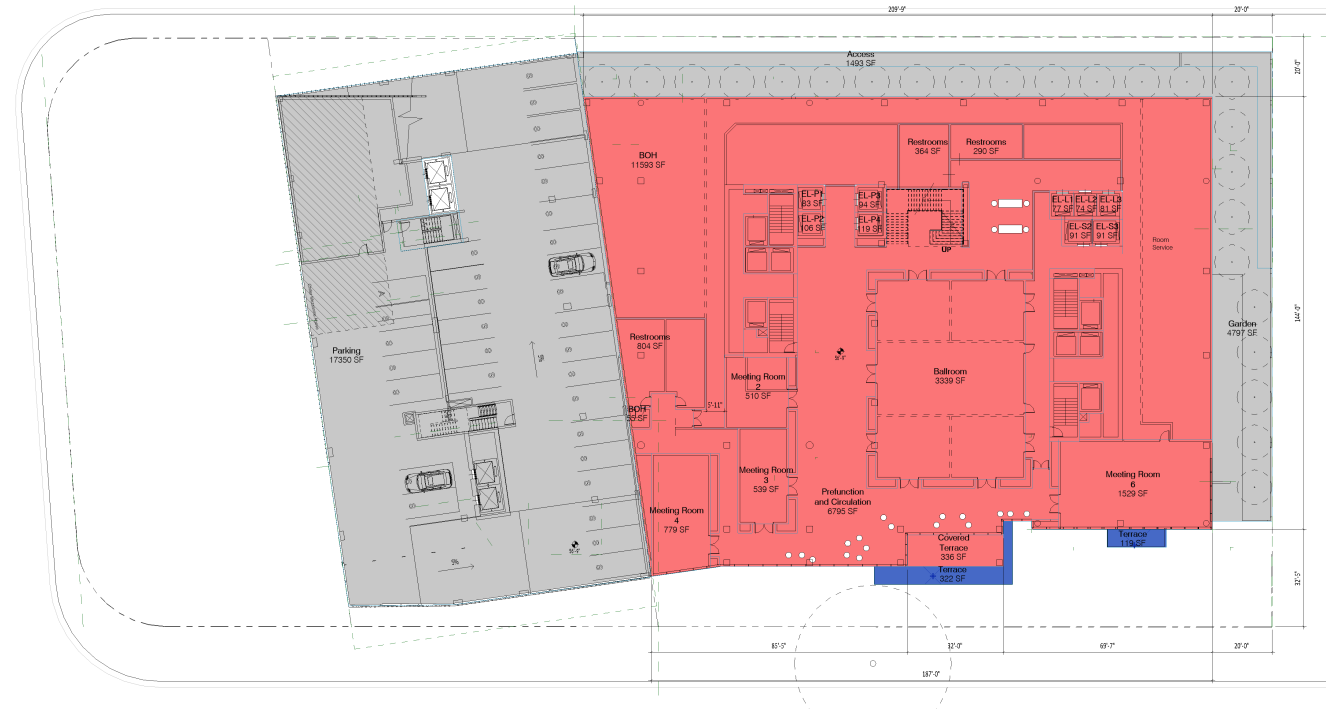
LUO AREA REDUCTION PLANS



GROUND LEVEL LUO AREA REMOVED



LEVEL 5 LUO AREA REMOVED



LEVEL 6 LUO AREA REMOVED

INCLUDED IN FAR

NOT INCLUDED IN FAR

REMOVED FROM FAR

EXHIBIT A-6

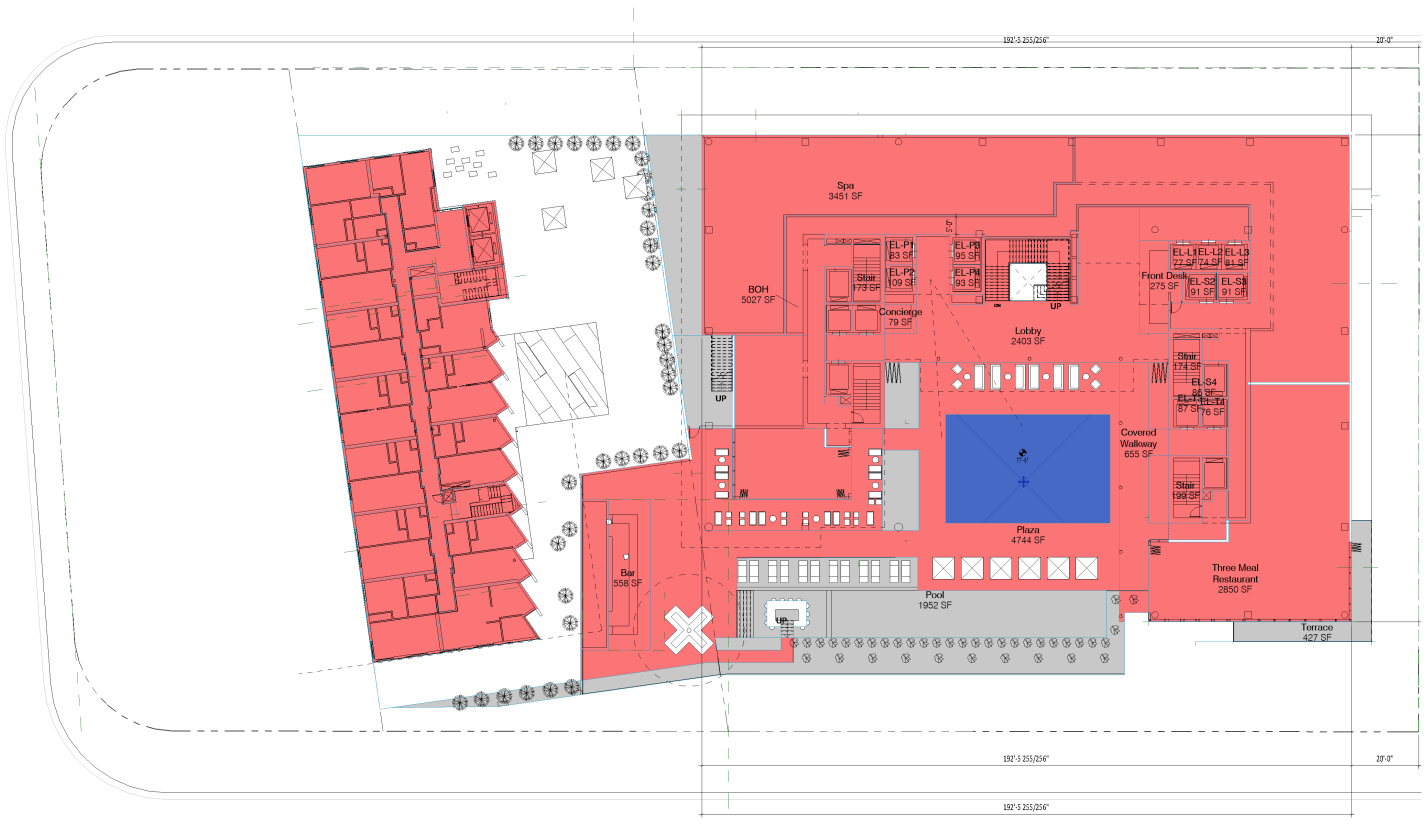
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 06 FEB 2024

N

FIFTEEN HUNDRED KAPIOLANI

FIFTEEN HUNDRED KAPIOLANI

LUO AREA REDUCTION PLANS

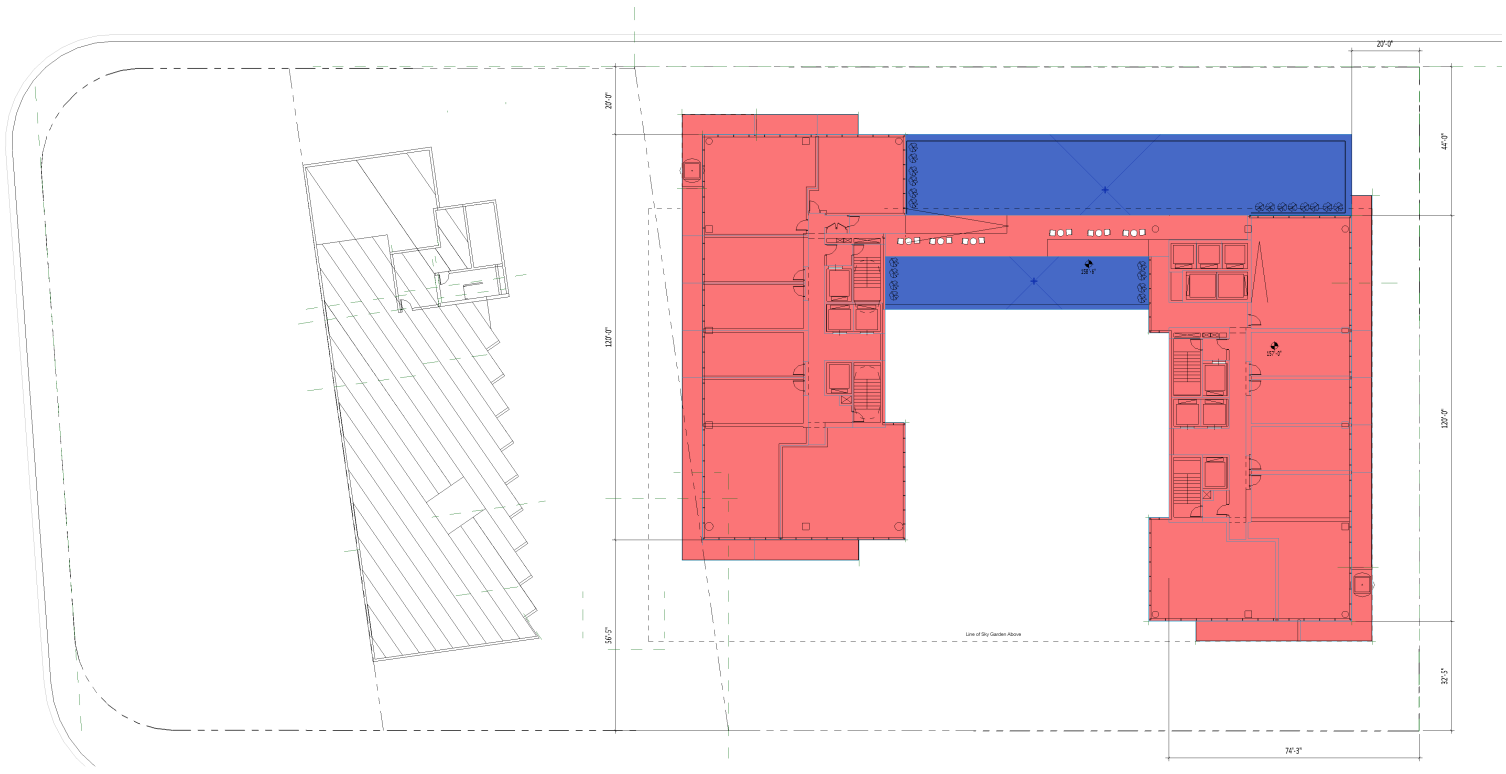


INCLUDED IN FAR

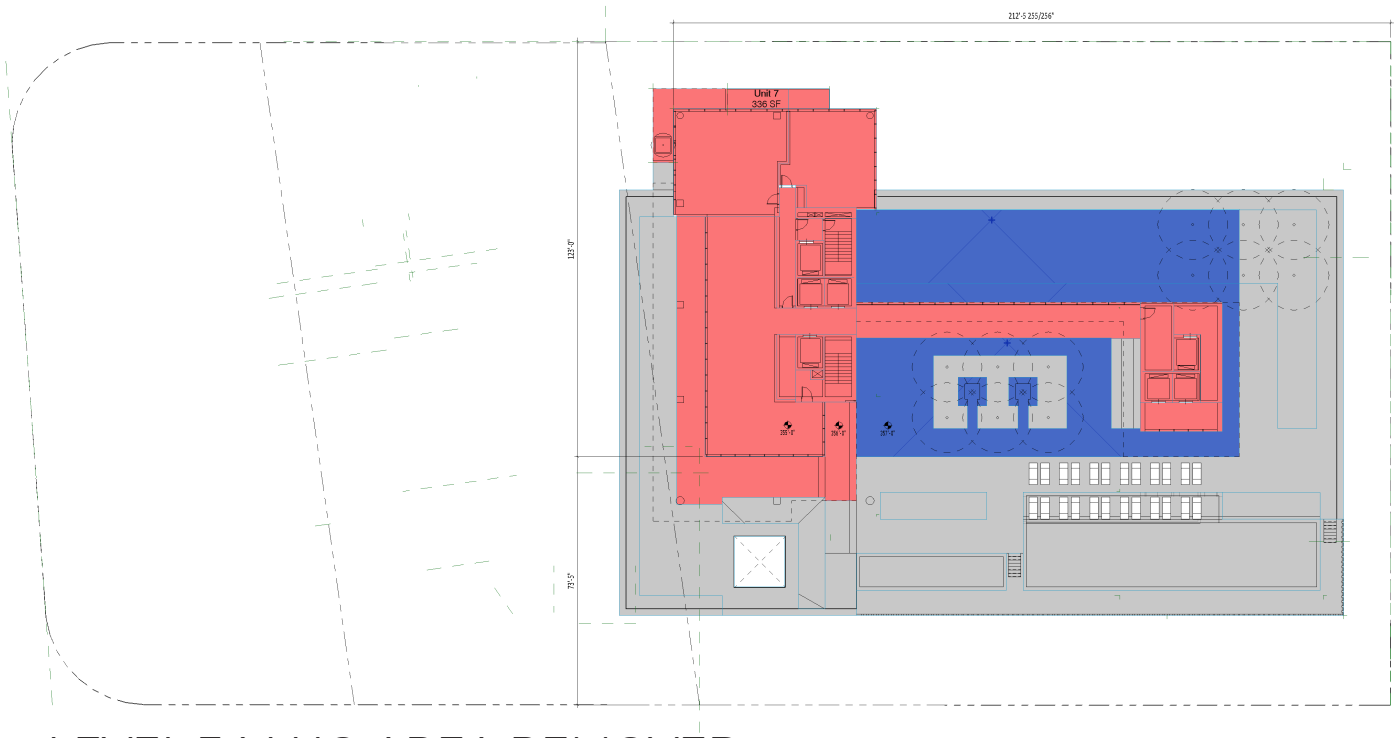
NOTE INCLUDED IN FAR

REMOVED FROM FAR

LEVEL 7 LUO AREA REMOVED



LEVEL 14 LUO AREA REMOVED



LEVEL 34 LUO AREA REMOVED

[au] workshop ARCHITECTS + URBANISTS

ahl.

MANA`OLANA

EXHIBIT A-7

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

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

N



1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

~~3 APRIL 2017~~

~~REVISED FOR 19 AFFORDABLE HOUSING UNITS~~
~~UPDATED SET 15 AUGUST 2021~~
06 FEBRUARY 2024

EXHIBIT B

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PROJECT LOCATION



[au] workshop

ahl.

MANA`OLANA

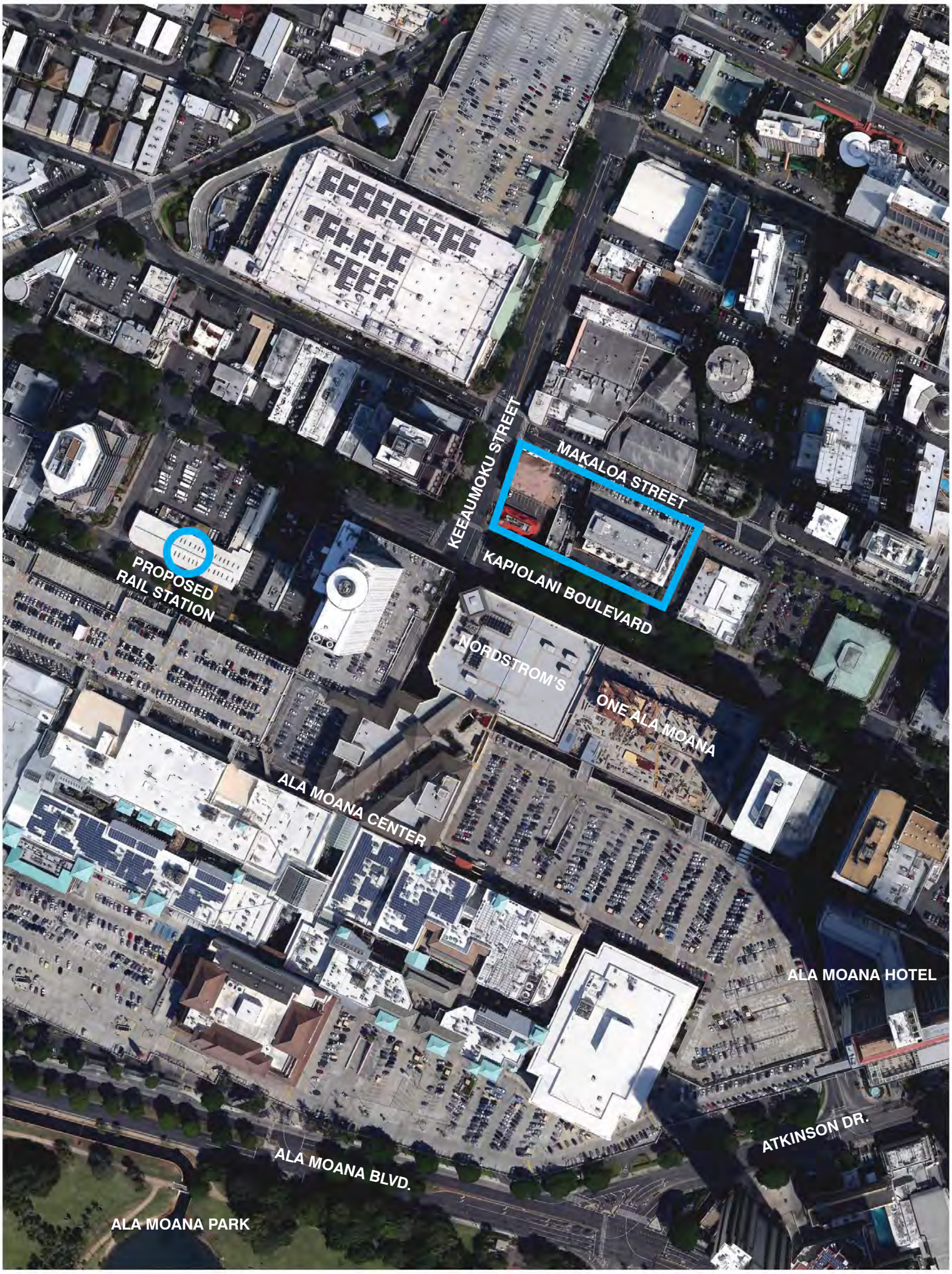
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

NOT TO SCALE

N

FIFTEEN HUNDRED KAPIOLANI

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.

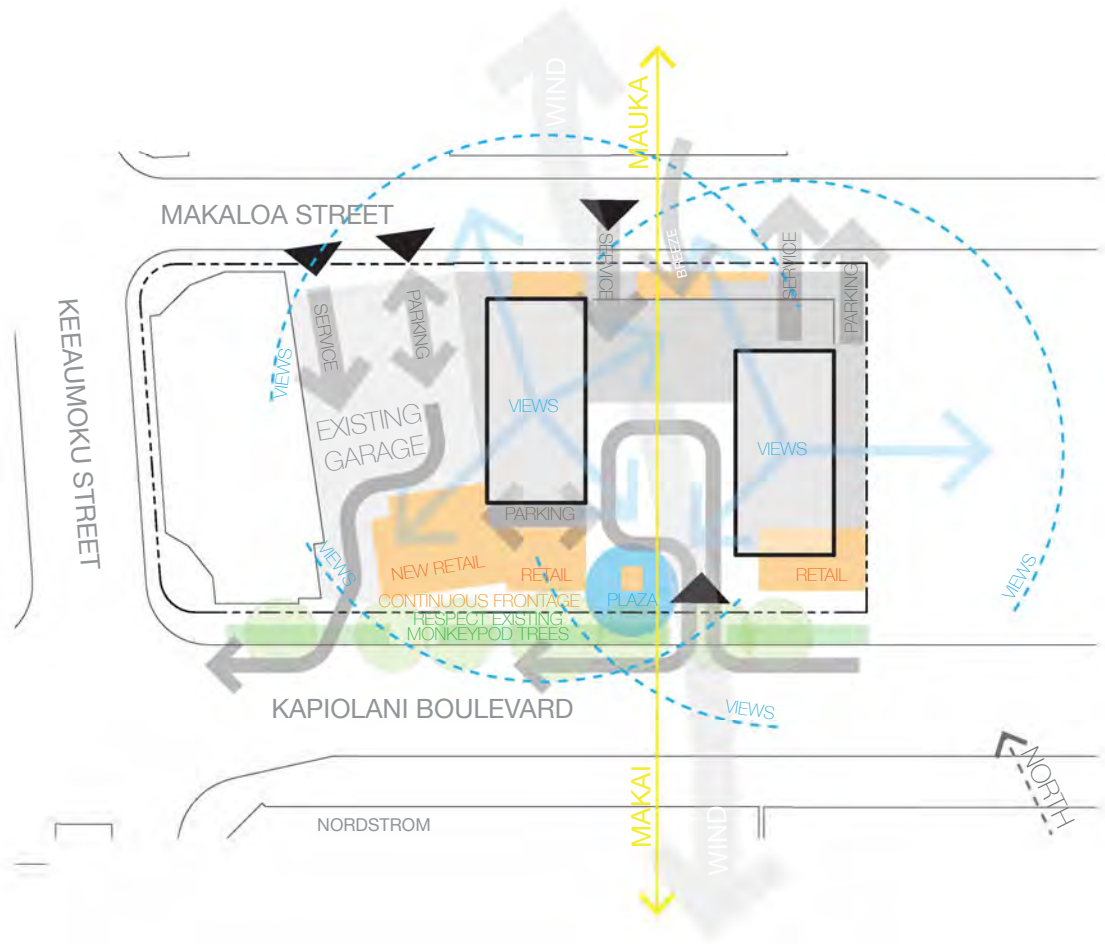
Provide enhanced streetscapes along the adjacent public streets.

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.

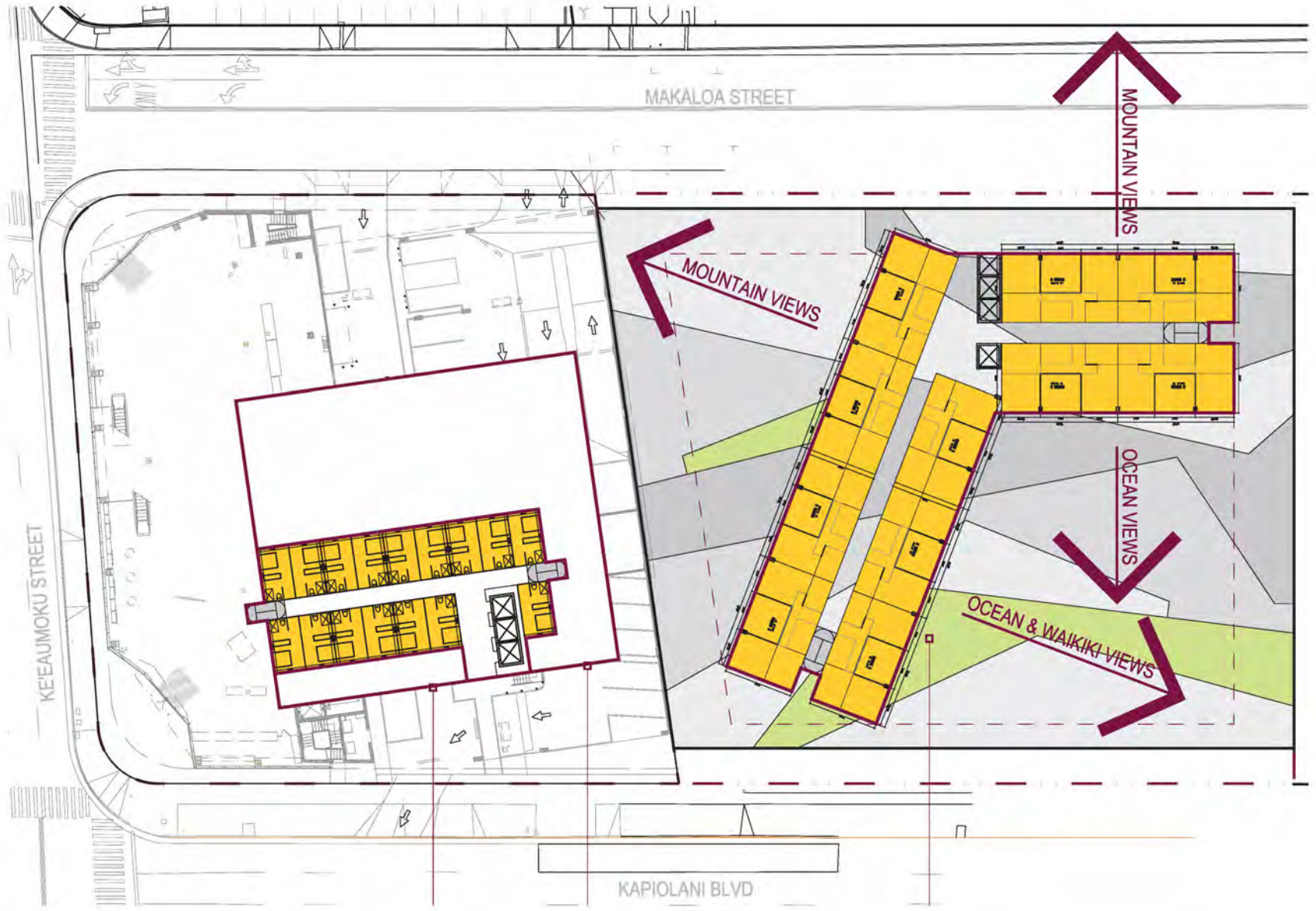
Locate service and parking access points as far away from intersections and located primarily on secondary streets

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



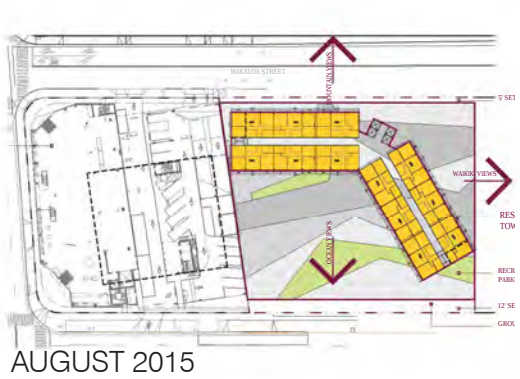
OCTOBER 2014



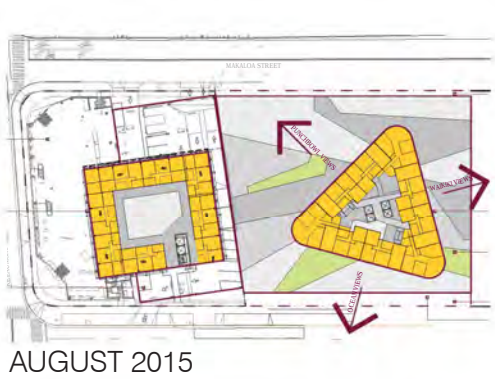
AUGUST 2015



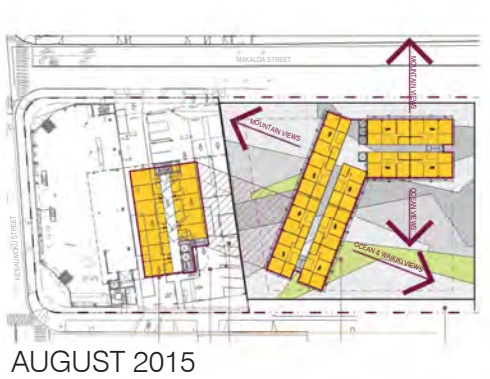
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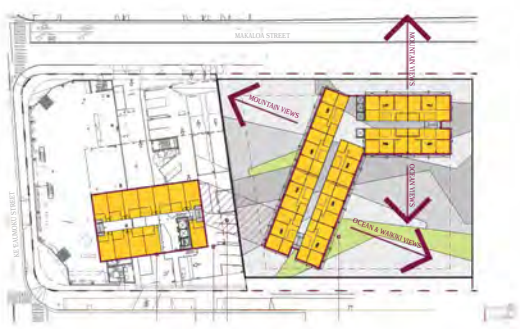
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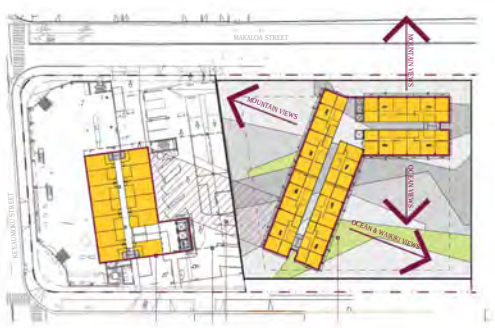
AUGUST 2015



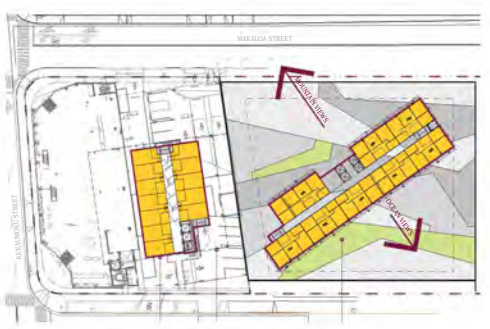
AUGUST 2015



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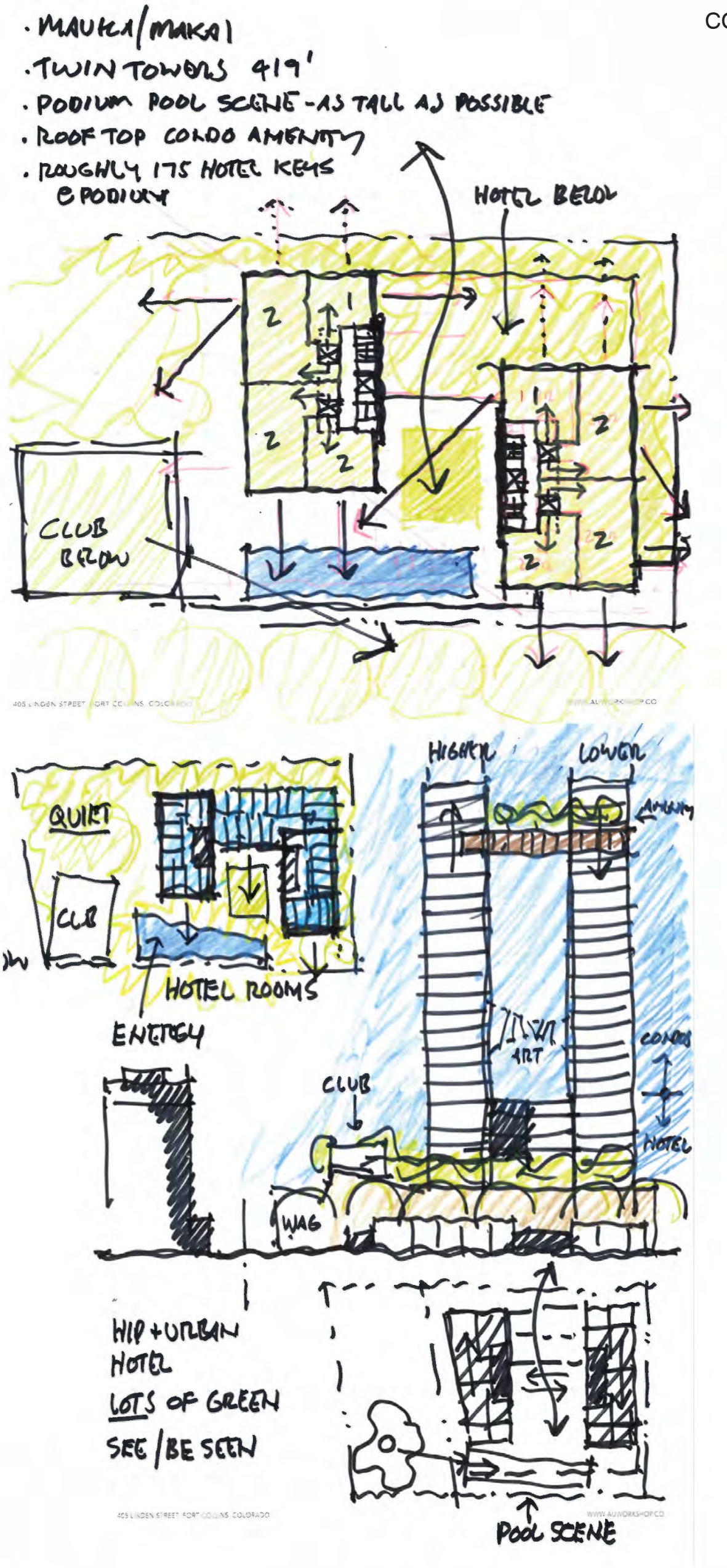
[au workshop] ahl. MANA`OLANA

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NOT TO SCALE

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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













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RESIDENTIAL CHARACTER









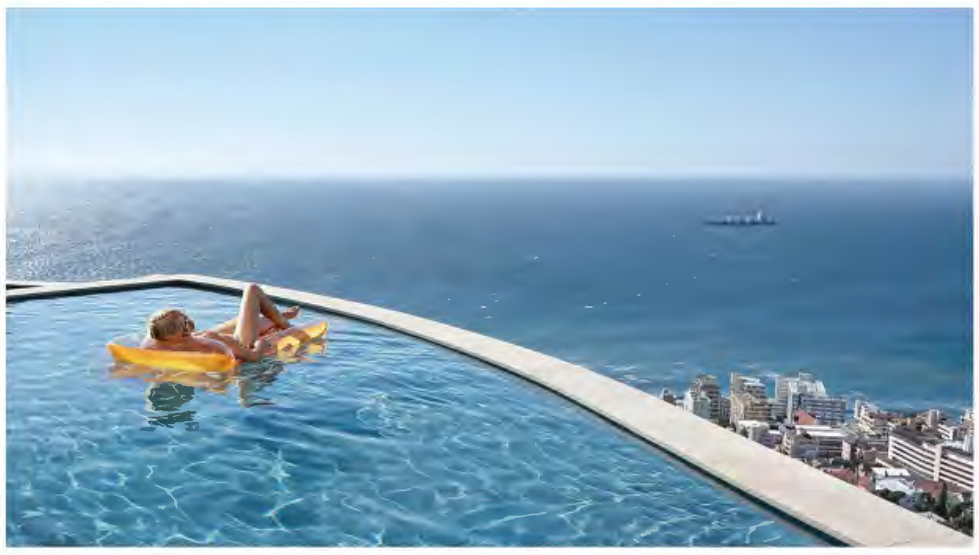




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SKY GARDEN CONCEPTS













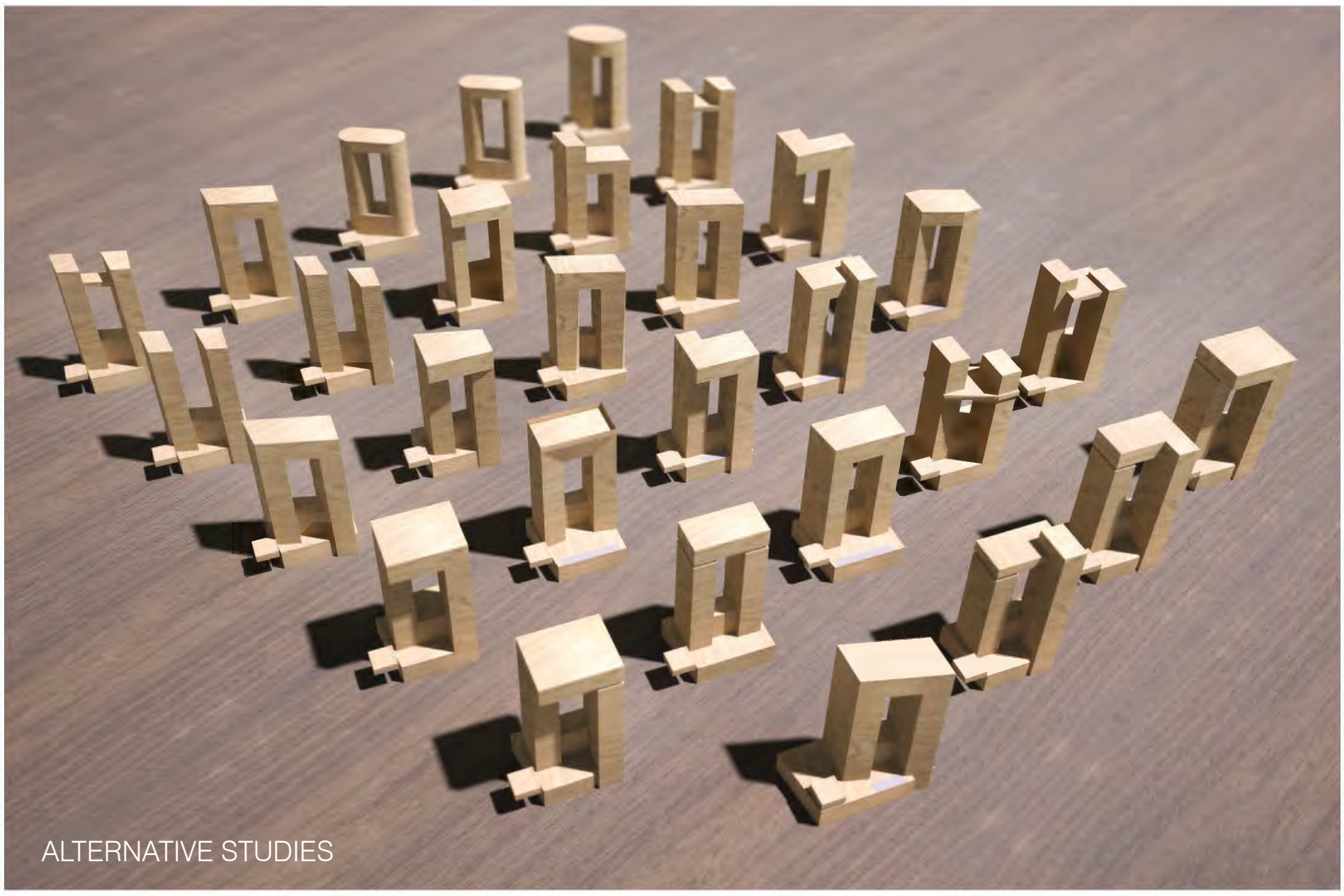
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ALTERNATIVE STUDIES



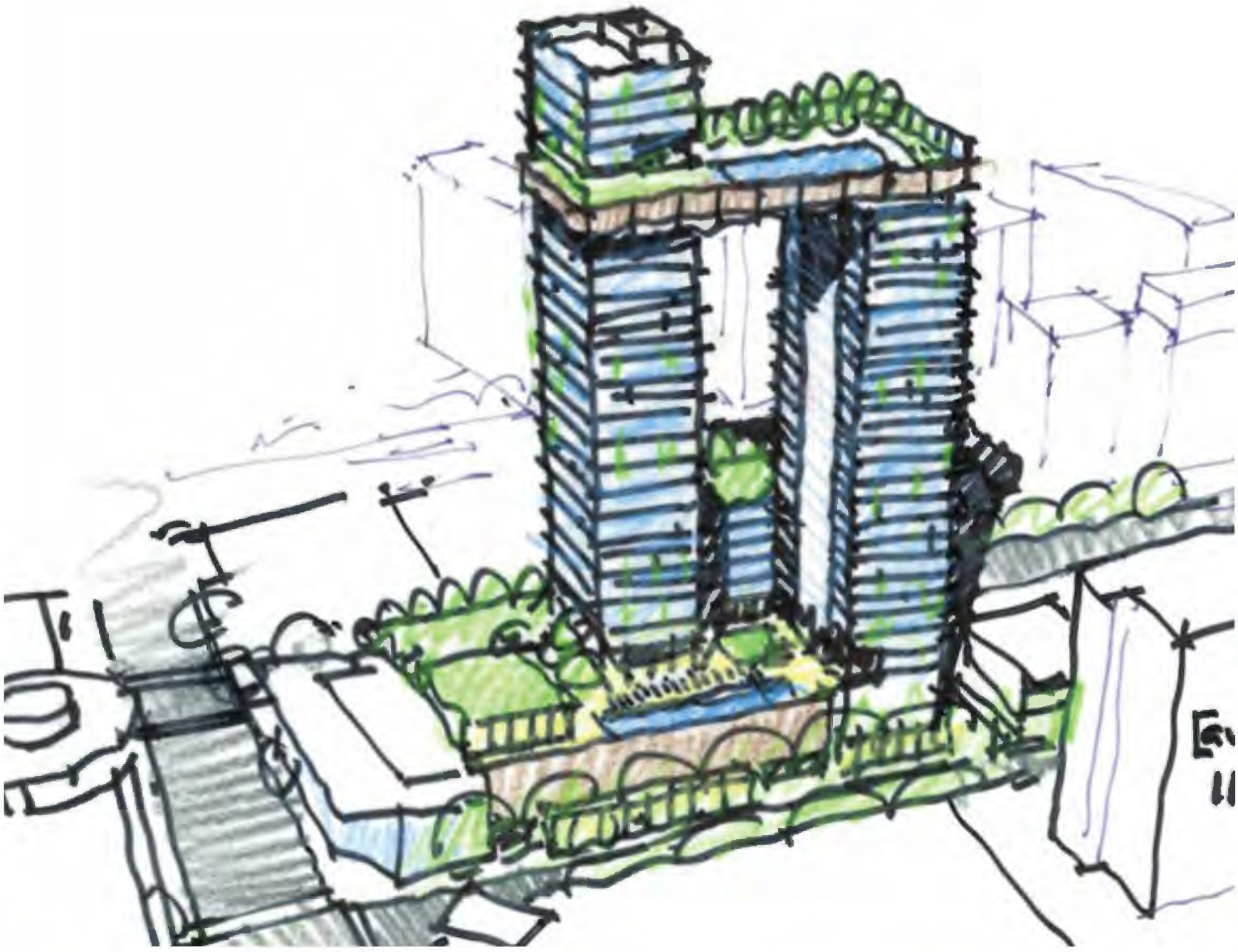
SELECTED MASSING

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MASSING DEVELOPMENT







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PROJECT INFORMATION

SITE

Includes the following:

TMK (1) 2-3-021:007	42,935 SF
TMK (1) 2-3-021:008	
TMK (1) 2-3-021:009	36,038 SF
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*

Category A:		**Applicable SF/DU**	**Floor Area Bracket**	**Loading Spaces Required**
	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.

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	~~393~~
Provided Compact Stalls	90
Total Provided	~~483~~

**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%.*

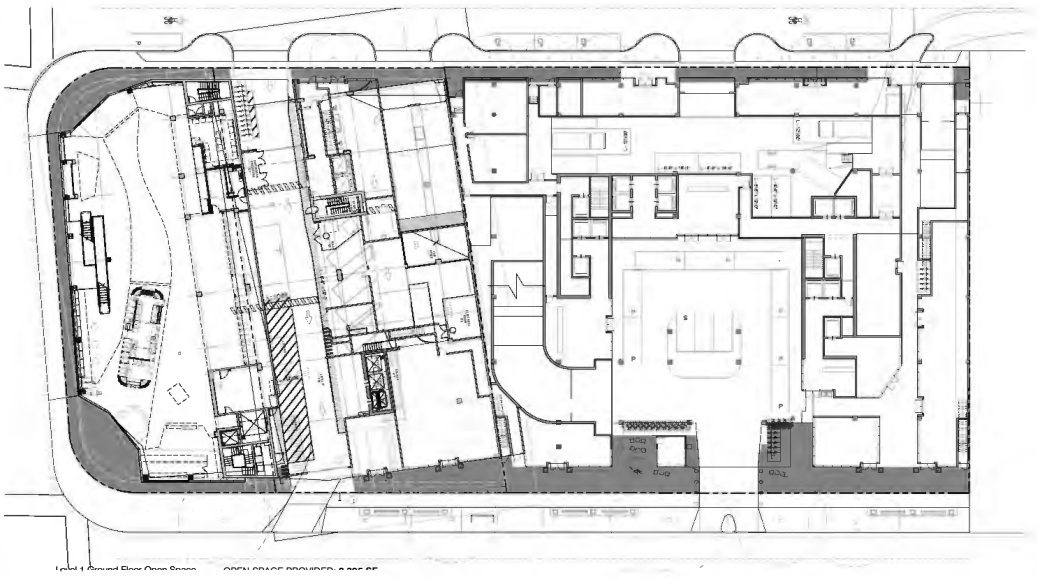
***Per Parking Agreement with Lessee*

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

LUO AREA SUMMARY

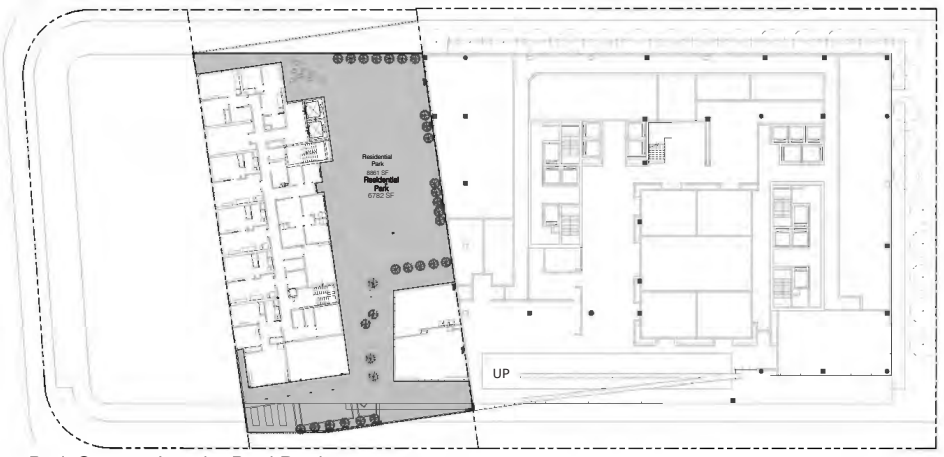
Row Labels	Values LUO SF / Level	GSF/ Level	Max of # of Sim. Levels	Total LUO SF All Sim. Levels	Total GSF All Sim. Levels
Level 1	**28,154 SF**	**45,758 SF**	**2**	**28,452 SF**	**46,057 SF**
Back of House	5,208 SF	5,208 SF	1	5,208 SF	5,208 SF
Circulation	4,505 SF	4,505 SF	2	4,623 SF	4,623 SF
Greenscape	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
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**

PARK SPACE ANALYSIS



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

GROUND FLOOR OPEN SPACE
PROVIDED: 8,380 SF



Park Space - Level 7 Pool Deck
1" = 40'-0"

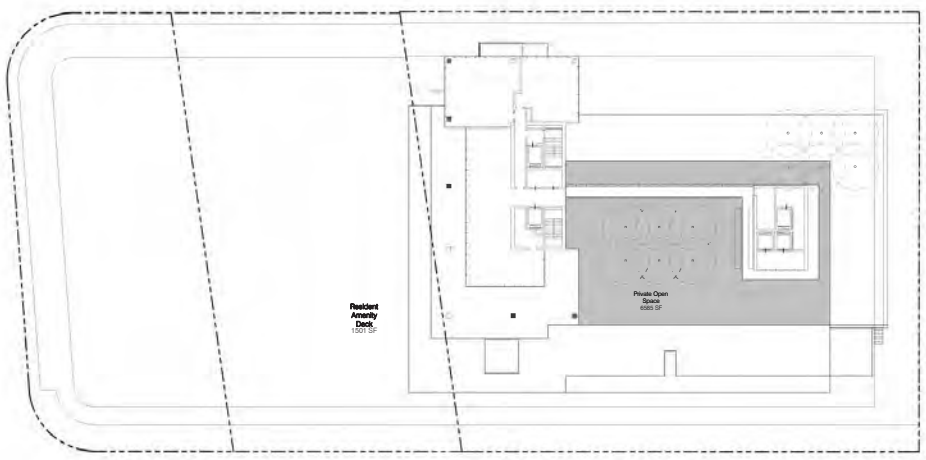
Park Space - Level 6.5
1" = 40'-0"

PARKS AND PLAYGROUNDS SUMMARY

Required Land Area for Parks and Playgrounds*			
	Applicable DU/SF	Requirement	Required SF
Maximum Permitted Floor Area	789,730 SF	10%	78,973 SF
OR (whichever is less)			
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 8
1" = 40'-0"

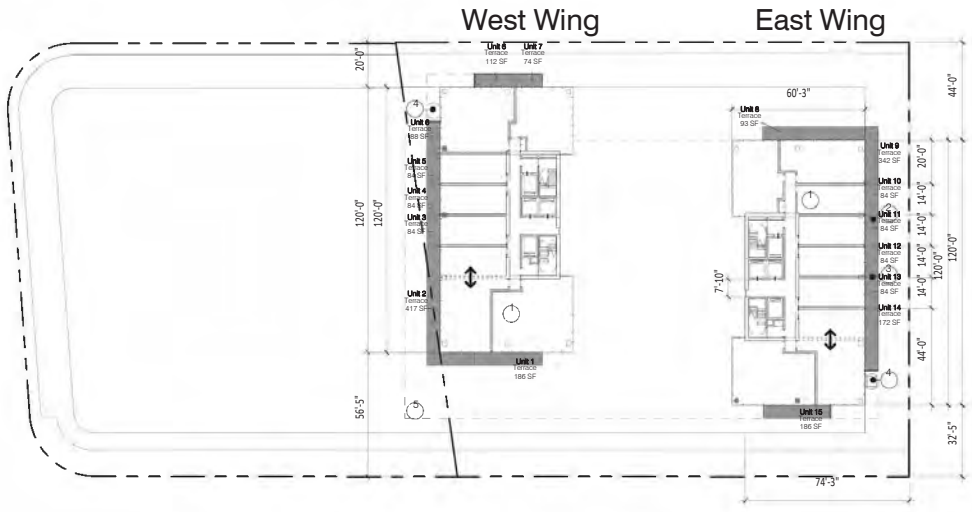
Park Space - Level 34
1" = 40'-0"

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"

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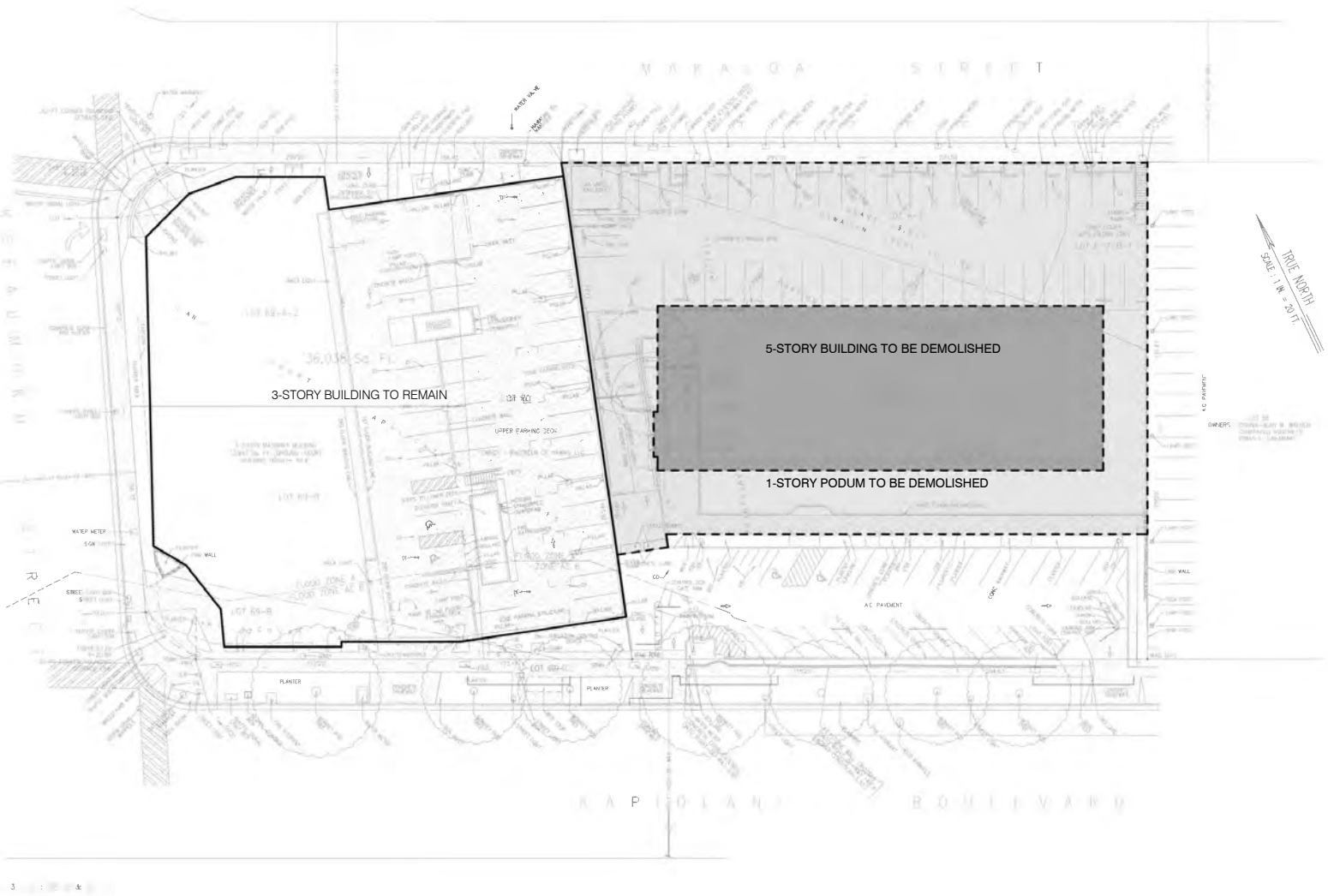
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0 20 40 80
SCALE: 1" = 40'-0"

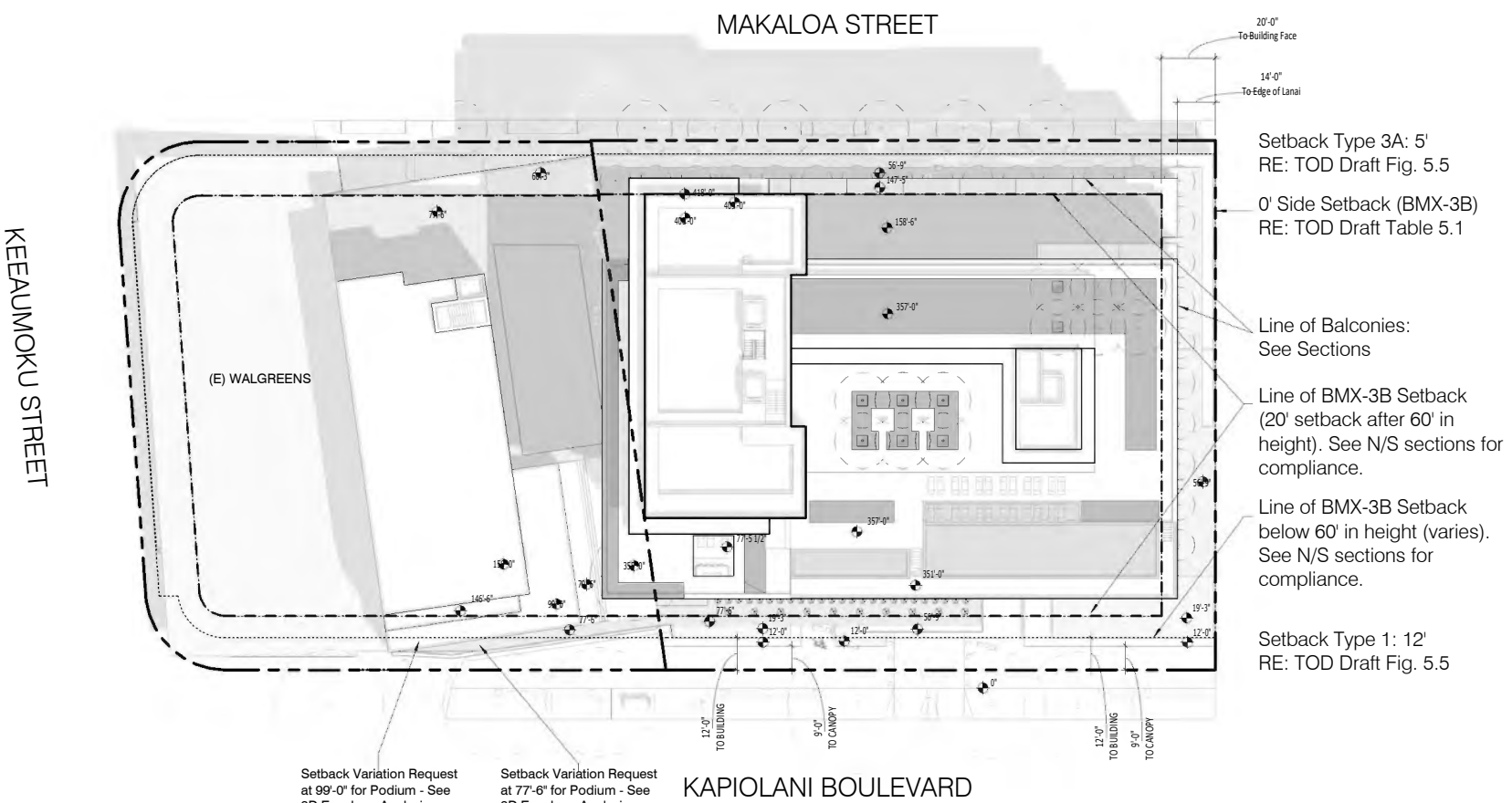
N

FIFTEEN HUNDRED KAPIOLANI

DEMOLITION PLAN & SETBACK ANALYSIS



Demo Plan



Site Setback Analysis

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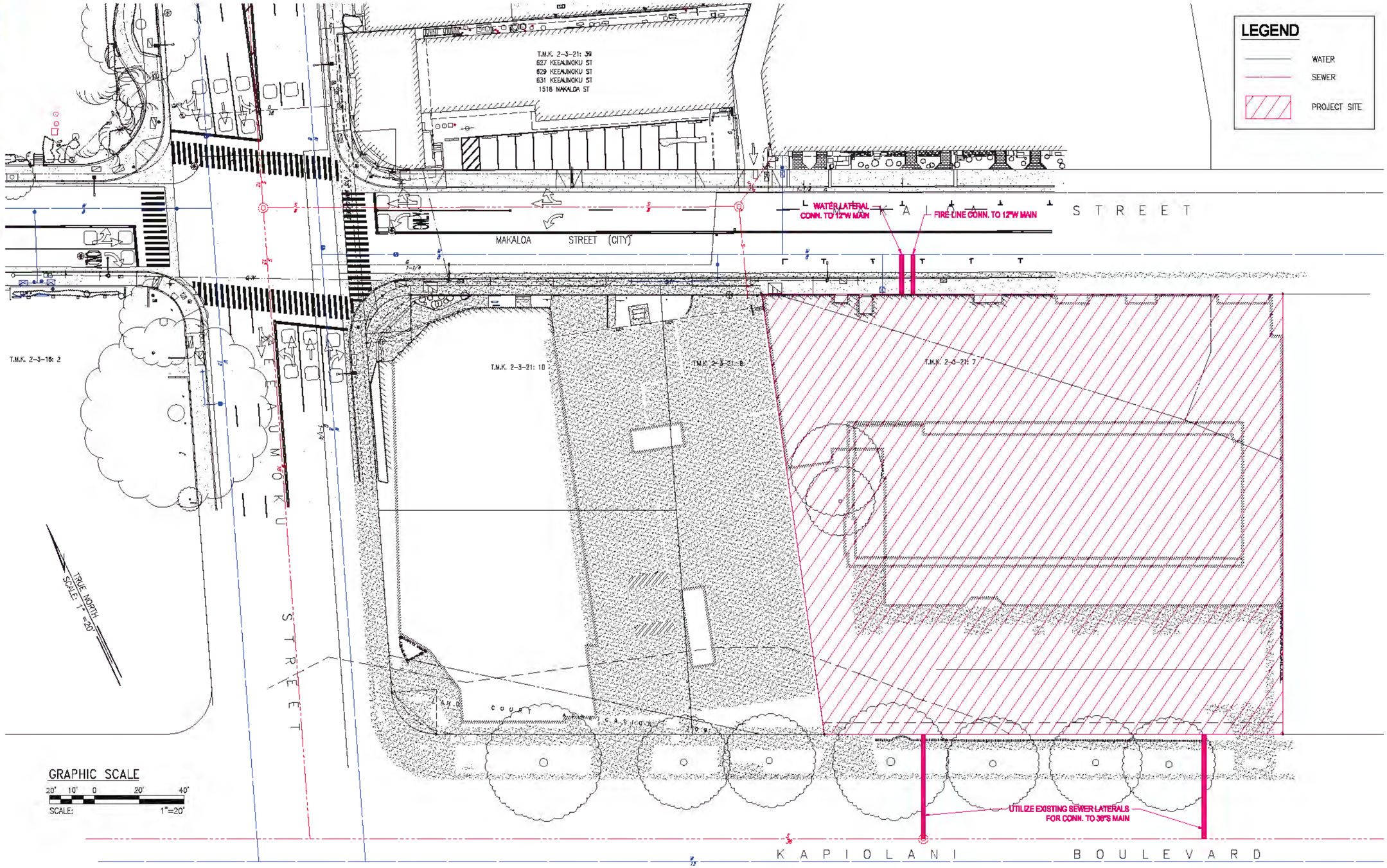
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

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

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FIFTEEN HUNDRED KAPIOLANI

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FIFTEEN HUNDRED KAPIOLANI

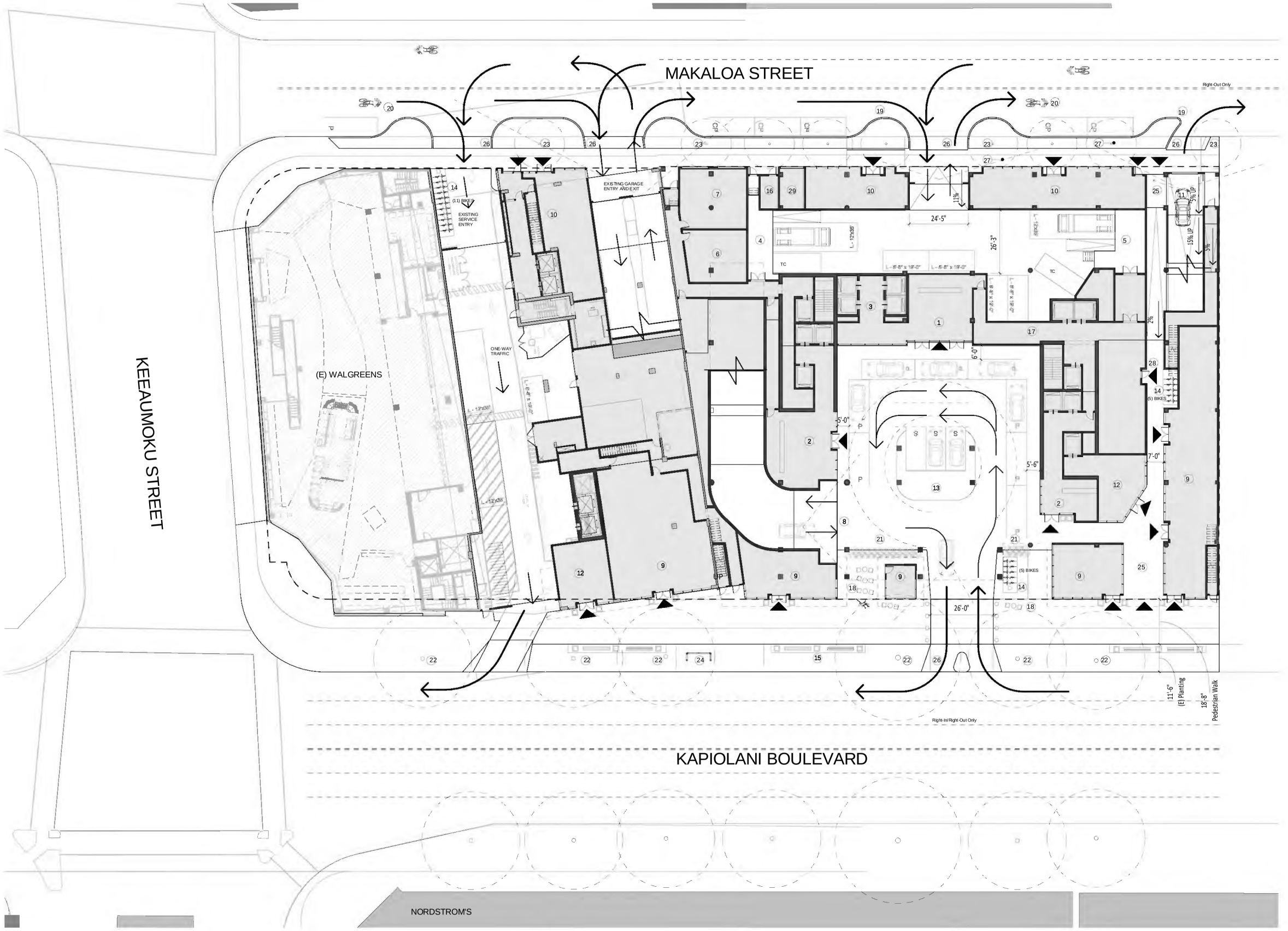
UTILITY PLAN

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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

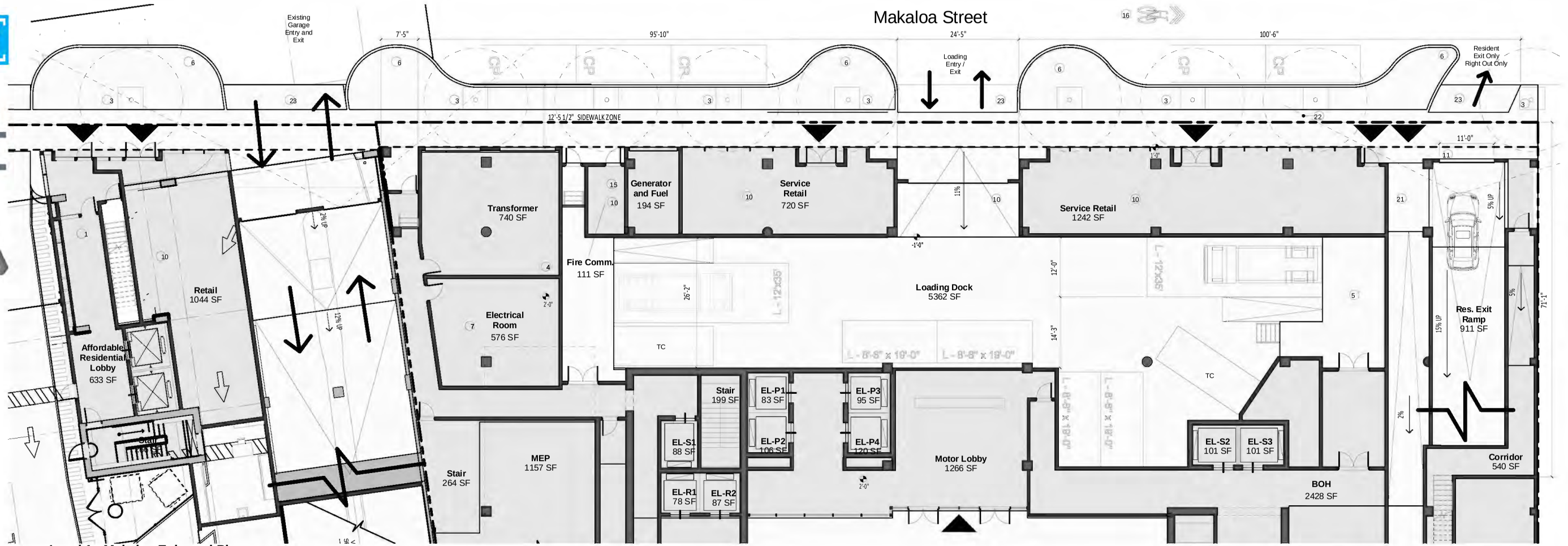
FIFTEEN HUNDRED KAPIOLANI

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

SITE PLAN

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



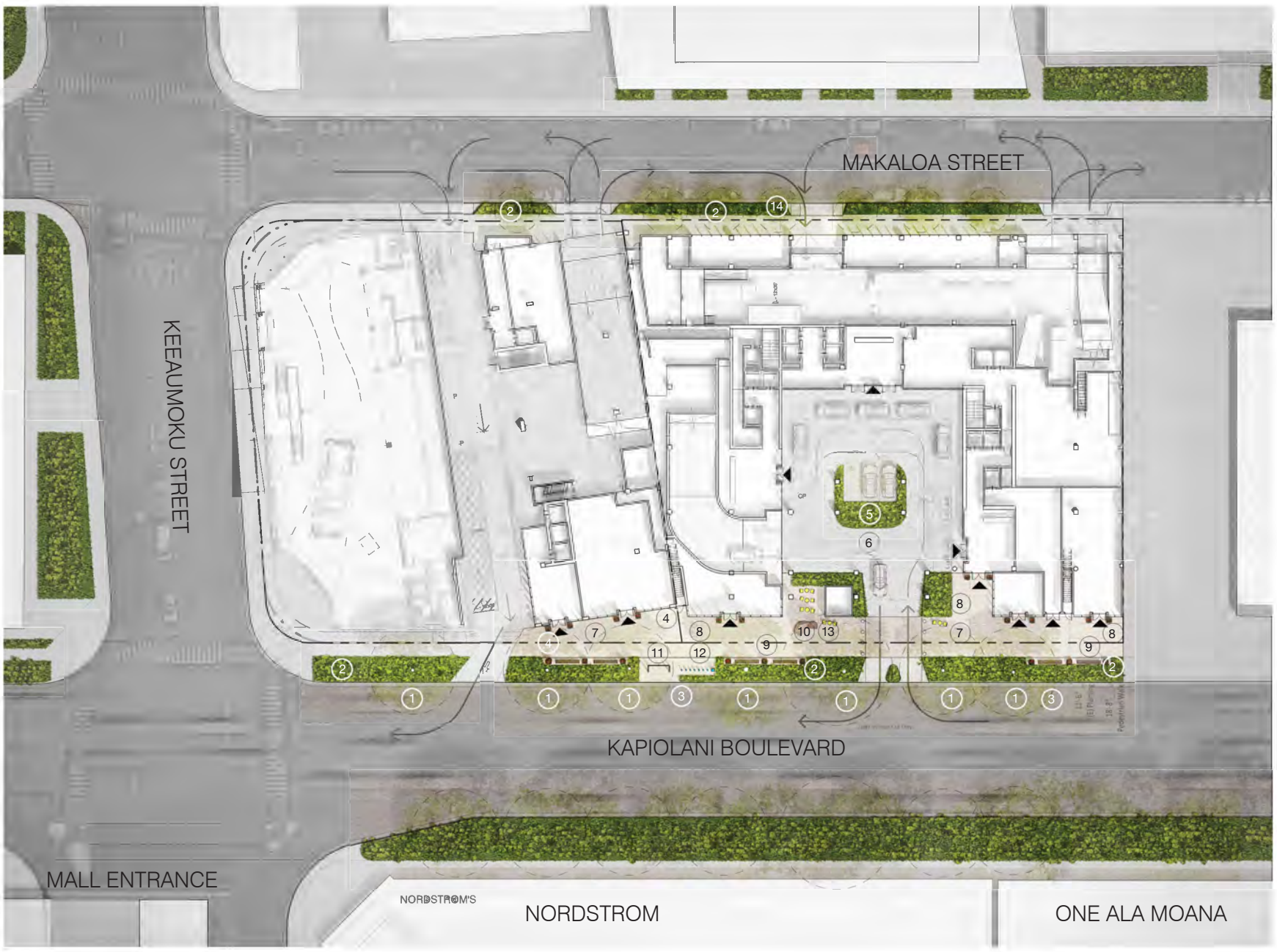
1 AFFORDABLE HOUSING LOBBY
2 RESIDENTIAL LOBBY
3 NEW STREET TREES PER STANDARD
4 RESIDENTIAL LOADING DOCK
5 HOTEL LOADING DOCK
6 BULB-OUTS AROUND EXISTING STREET PARKING
7 TRANSFORMER ROOM
8 RAMP TO PARKING
9 RETAIL
10 SERVICE RETAIL
11 RESIDENT EXIT ONLY: SEE SITE PLAN
12 RESTAURANT LOBBY
13 BICYCLE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

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.

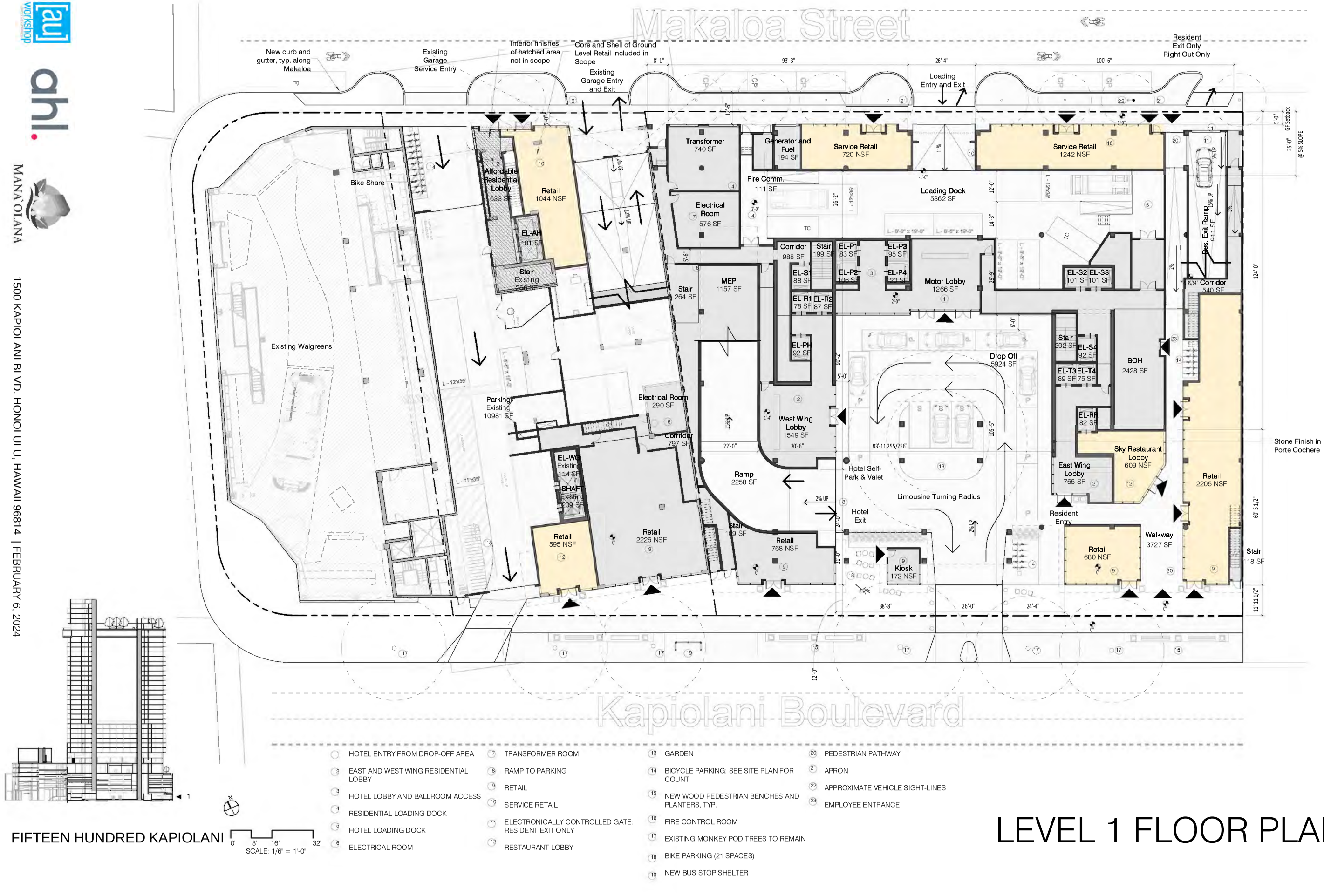
GENERAL NOTE: LANDSCAPED AREAS TO BE FULLY IRRIGATED.

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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

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

LEVEL 1 FLOOR PLAN

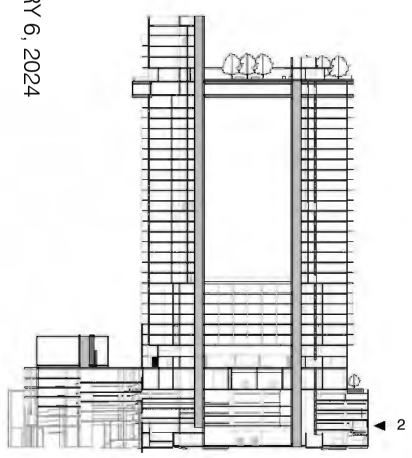
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MANA'OLANA

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. 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

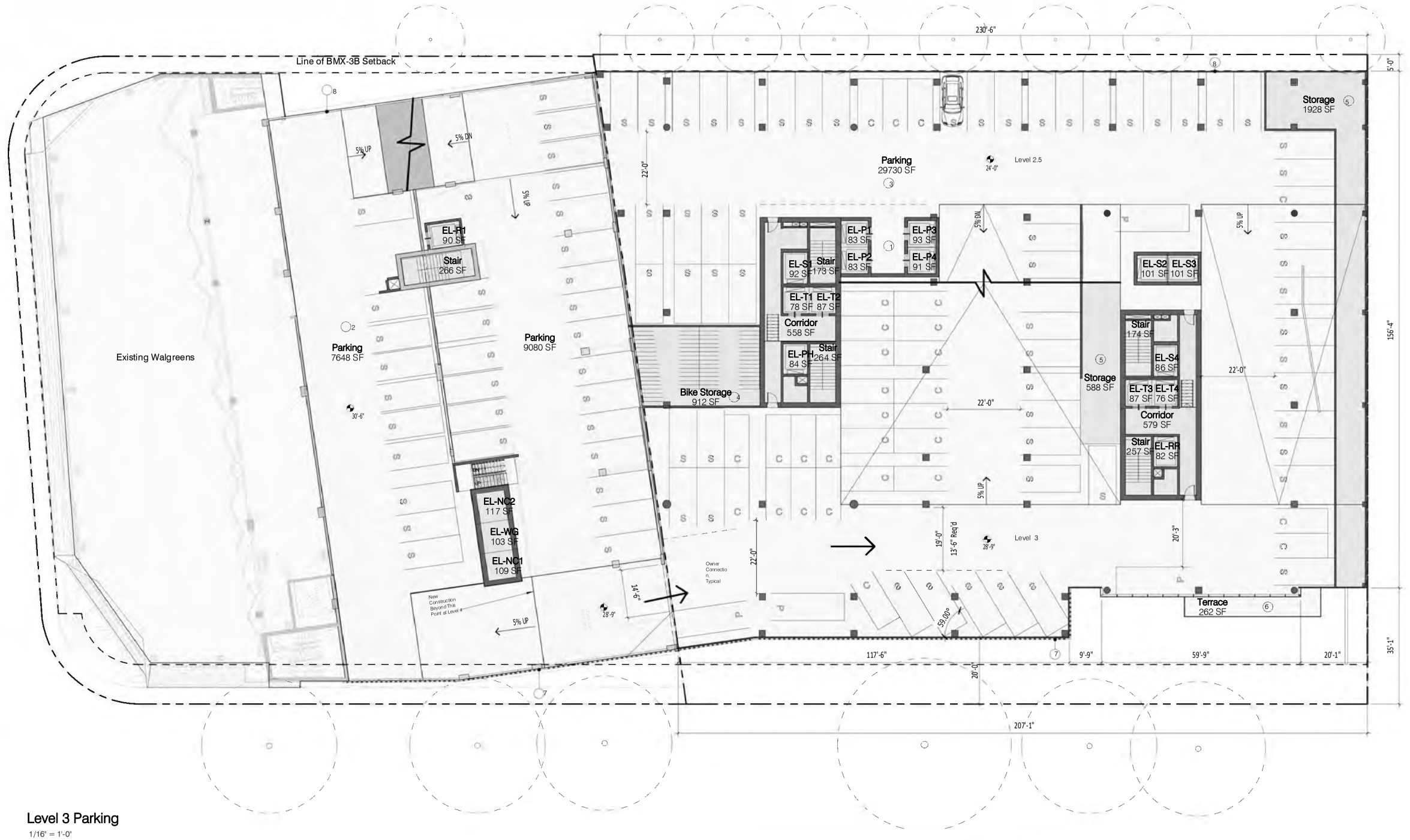
Project Parking Schedule

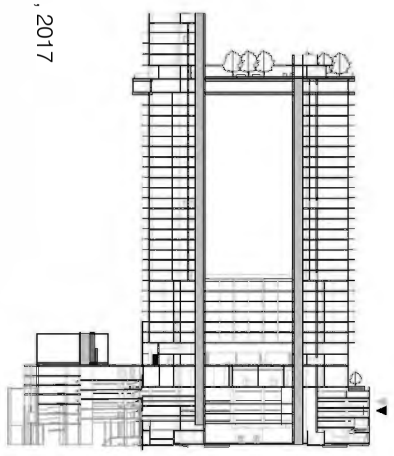
Level	Type	Count
Level 5 Parking	Parallel	3
Level 5 Parking	Standard	106
		116
Level 6 Ballroom	Standard	25
		25
Level 6.5 AH Community	Accessible	1
Level 6.5 AH Community	Standard	6
		7
Grand total: 487		487

LEVEL 2 PARKING PLAN

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AUGUST 31, 2017





TYP.

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

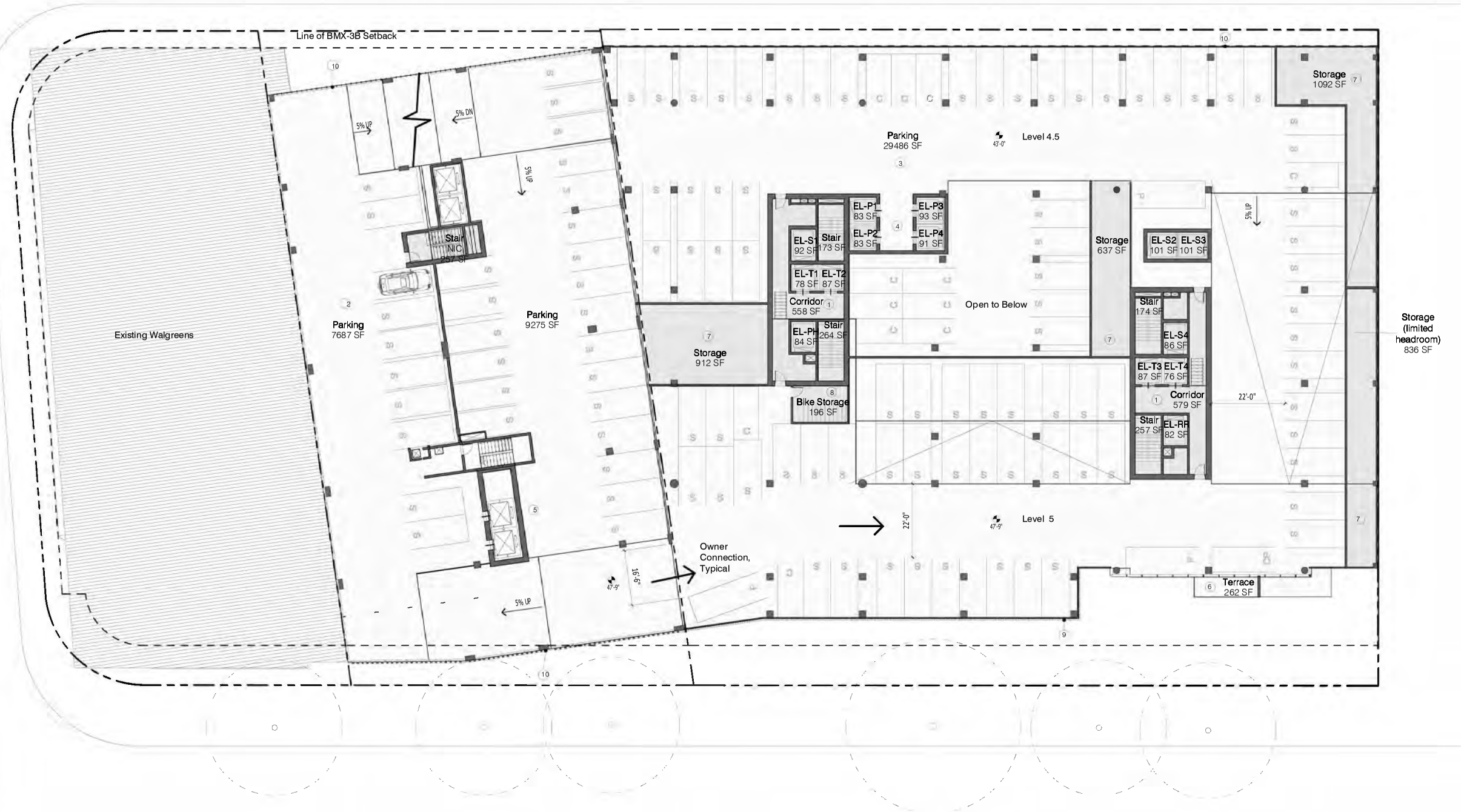
FIFTEEN HUNDRED KAPIOLANI

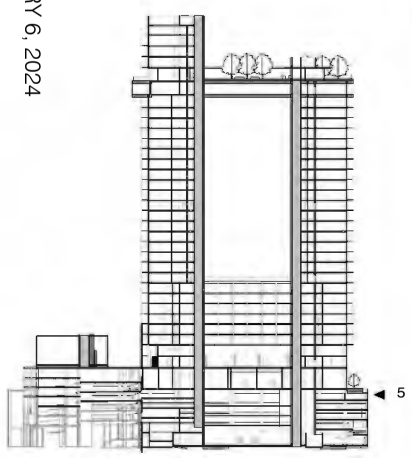
0' 8' 16' 32'
SCALE: 1" = 16'-0"

LEVEL 3 PARKING PLAN

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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

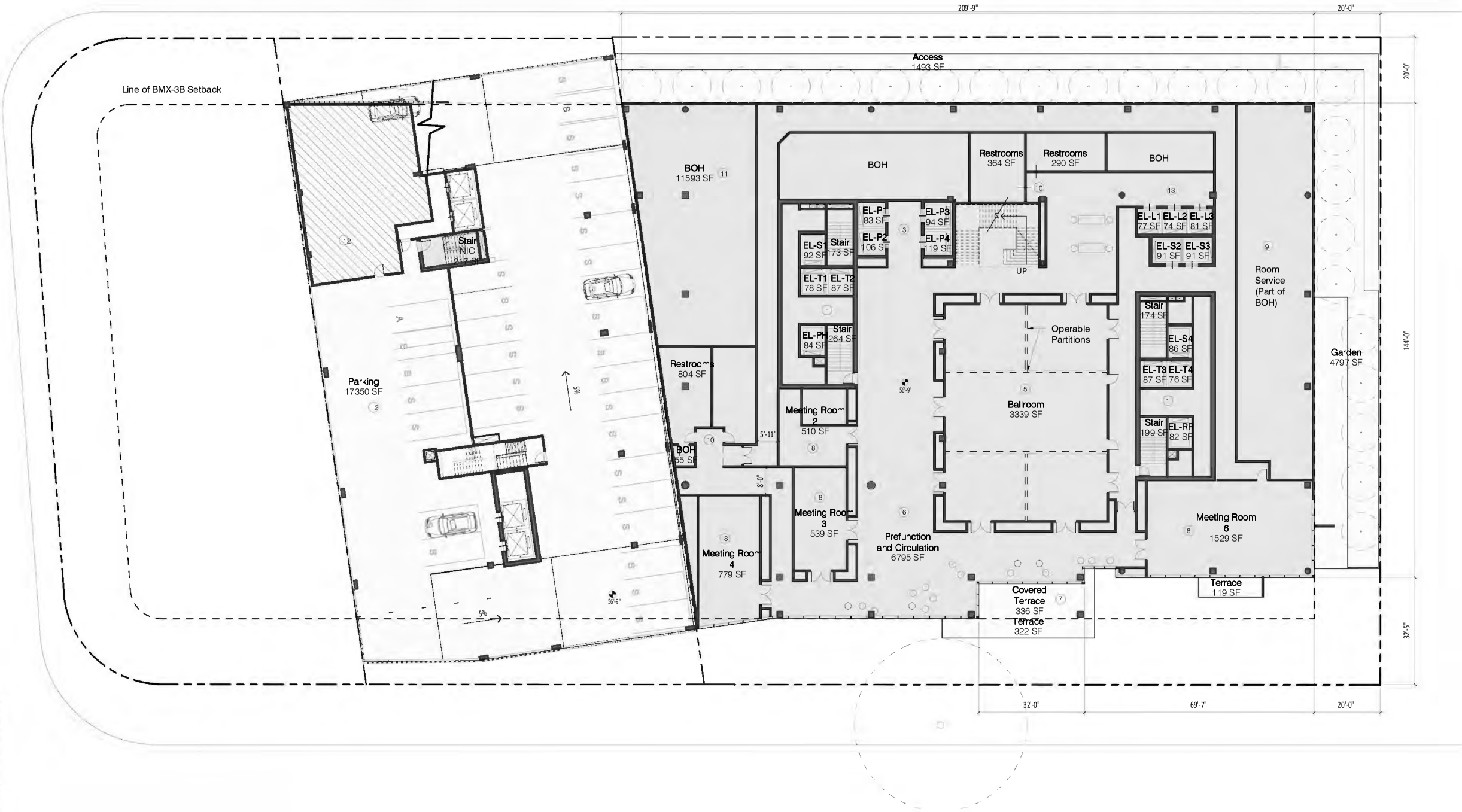
Parking Stall Key

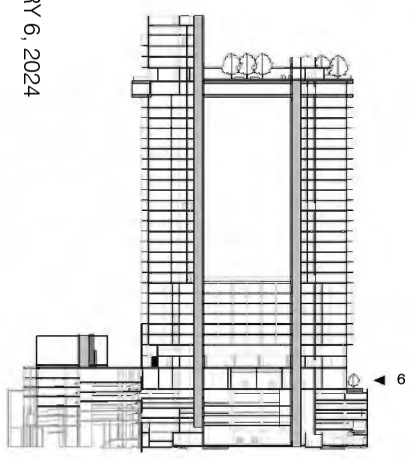
Label	Description	Size
A	Accessible	8'-0" x 18'-0" + 5' Aisle
	Bicycle	1'-3" x 6'-0"
C	Compact	7'-6" x 16'-0"
CP	Compact Parallel	7'-6" x 19'-0"
L 8.5x19	Loading 8.5' x 19'	8'-6" x 19'-0" x 10'-0"(h)
L 12x35	Loading 12'x35'	12'-0" x 35'-0" x 14'-0"(h)
P	Parallel	8'-3" x 22'-0"
S	Standard	8'-3" x 18'-0"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

LEVEL 5 PARKING PLAN

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

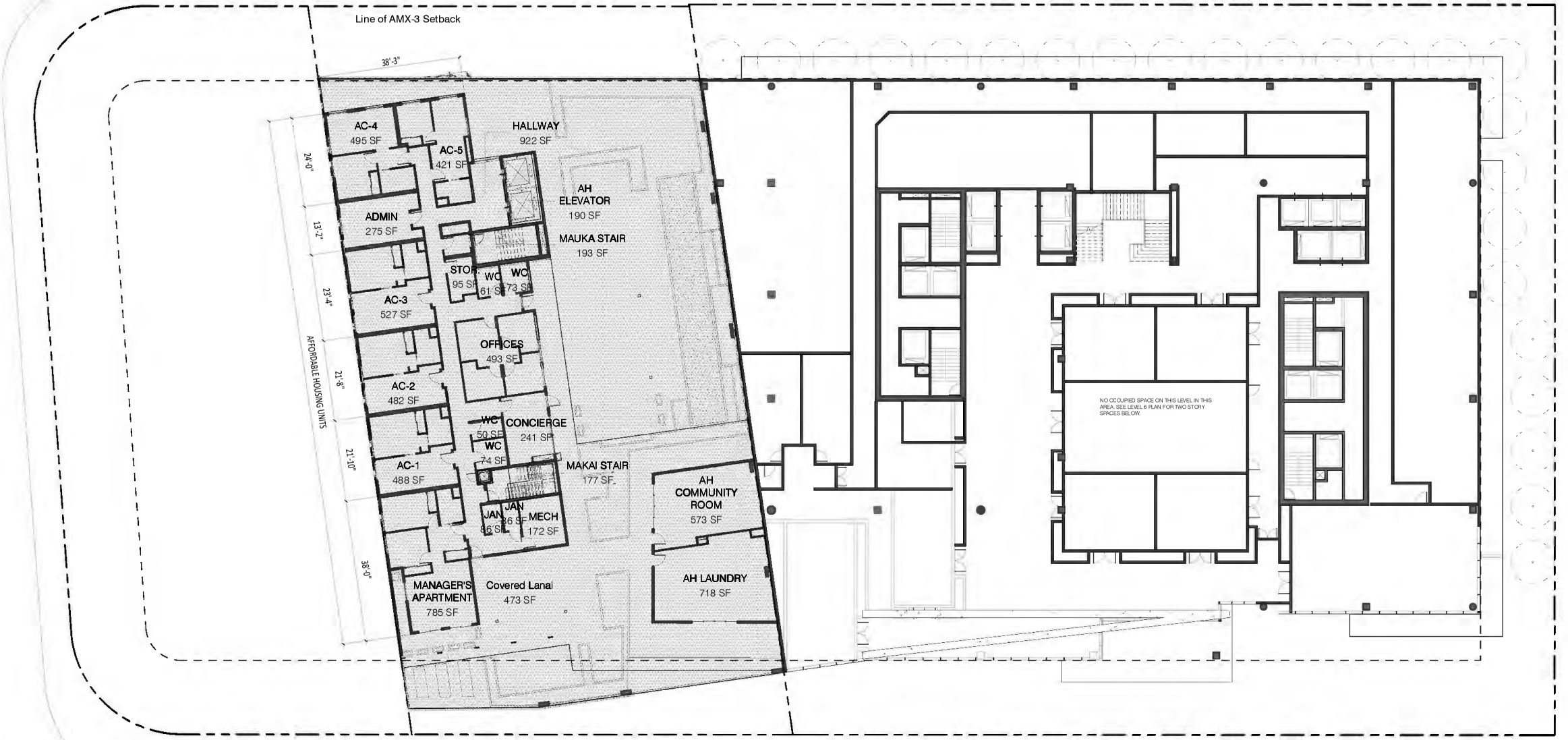
1. RESIDENT ACCESS
2. NEW RETAIL PARKING BUILT ABOVE EXISTING PARKING STRUCTURE
3. HOTEL LOBBY AND BALLROOM ACCESS
4. CONNECTION TO EXISTING GARAGE
5. BALLROOM
6. BALLROOM PREFUNCTION
7. TERRACE WITH STONE FINISH SLOPED TO SHEET DRAIN
8. MEETING ROOMS
9. ROOM SERVICE KITCHEN
10. RESTROOMS
11. BACK OF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

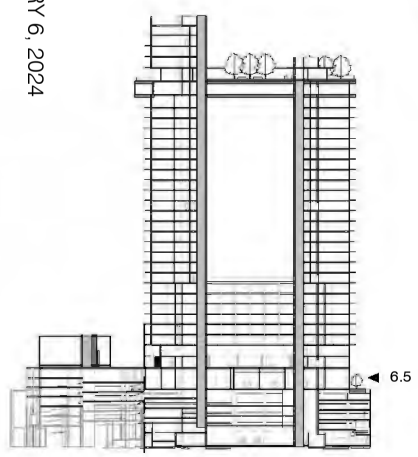
FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'

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

LEVEL 6 BALLROOM PLAN





FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'

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

LEVEL 6.5 AFFORDABLE HOUSING

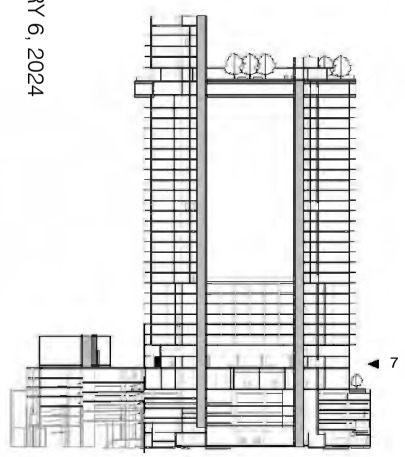
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FIFTEEN HUNDRED KAPIOLANI

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

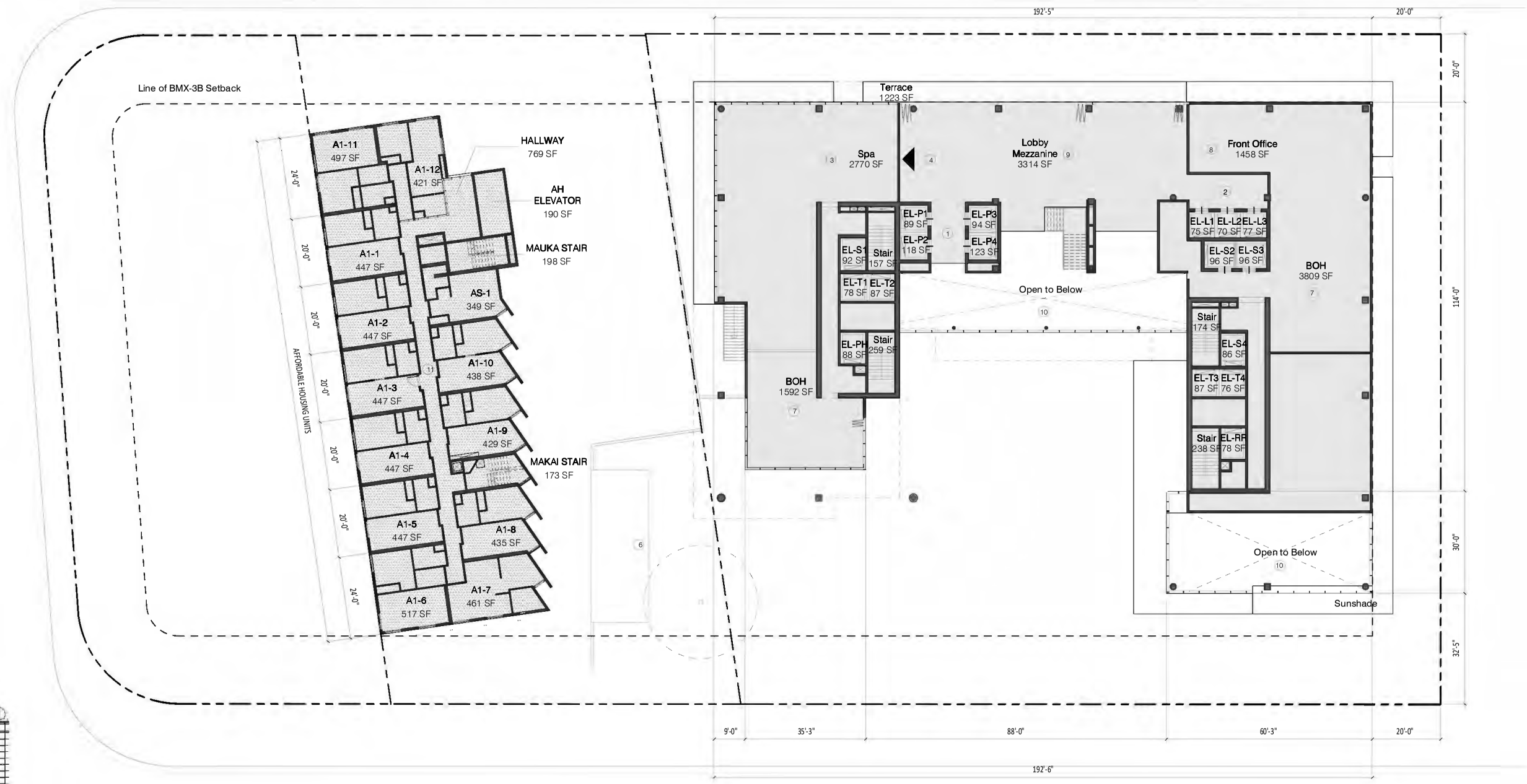
[au] workshop
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1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

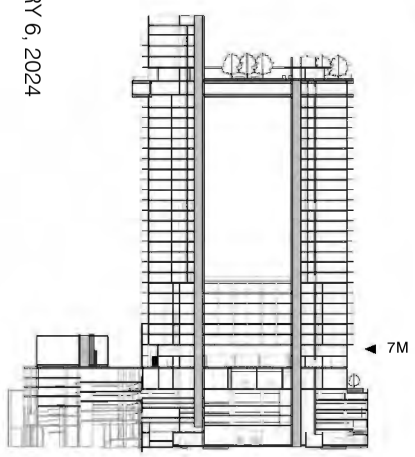
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FIFTEEN HUNDRED KAPIOLANI

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

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

1. HOTEL LOBBY, 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

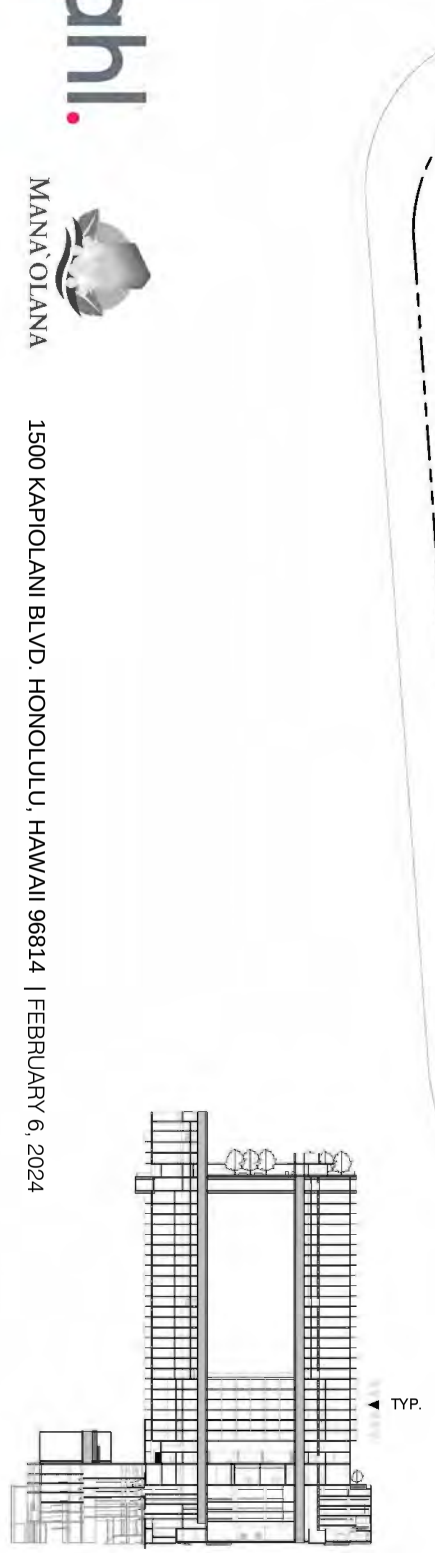
LEVEL 7.5 MEZZANINE PLAN

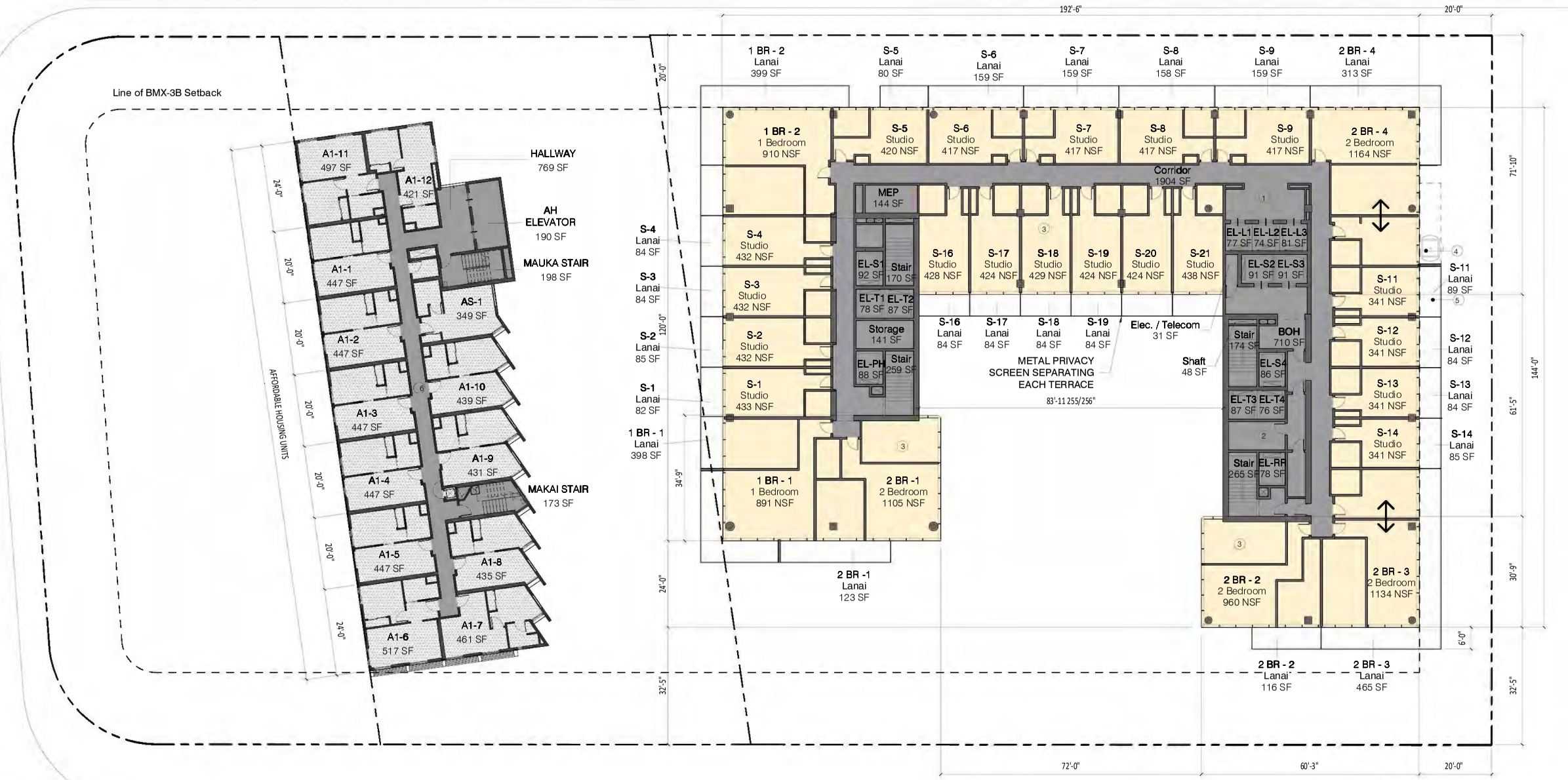
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NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

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: 1/6" = 1'-0"

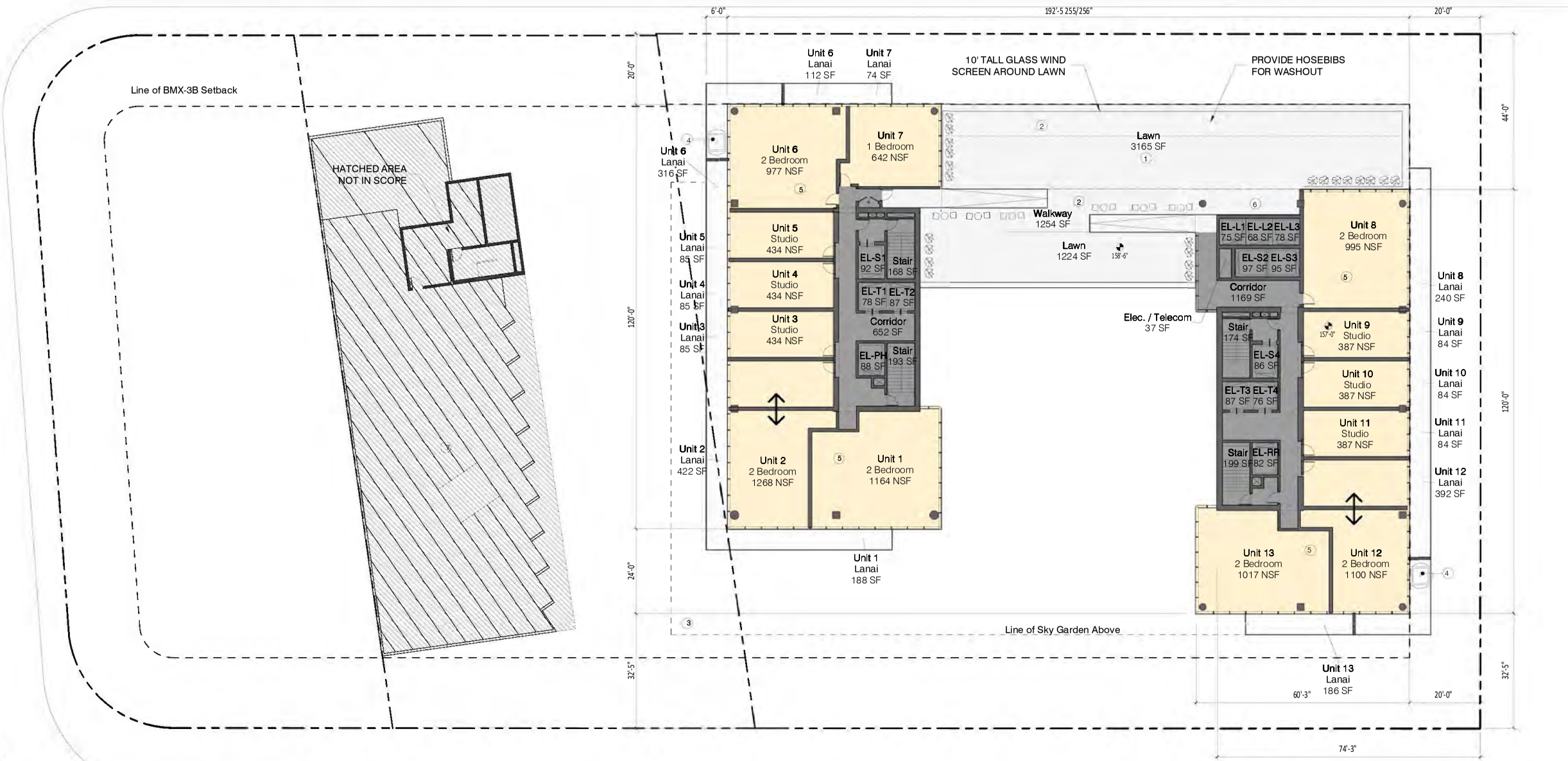
LEVEL 11 TYP. LINKED FLOOR PLAN

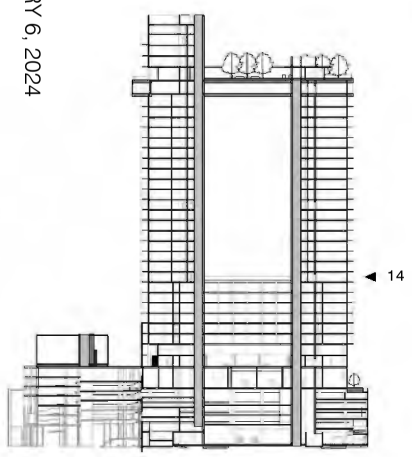
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1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024





FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'

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

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

1. 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

LEVEL 14 DOG WALK PLAN

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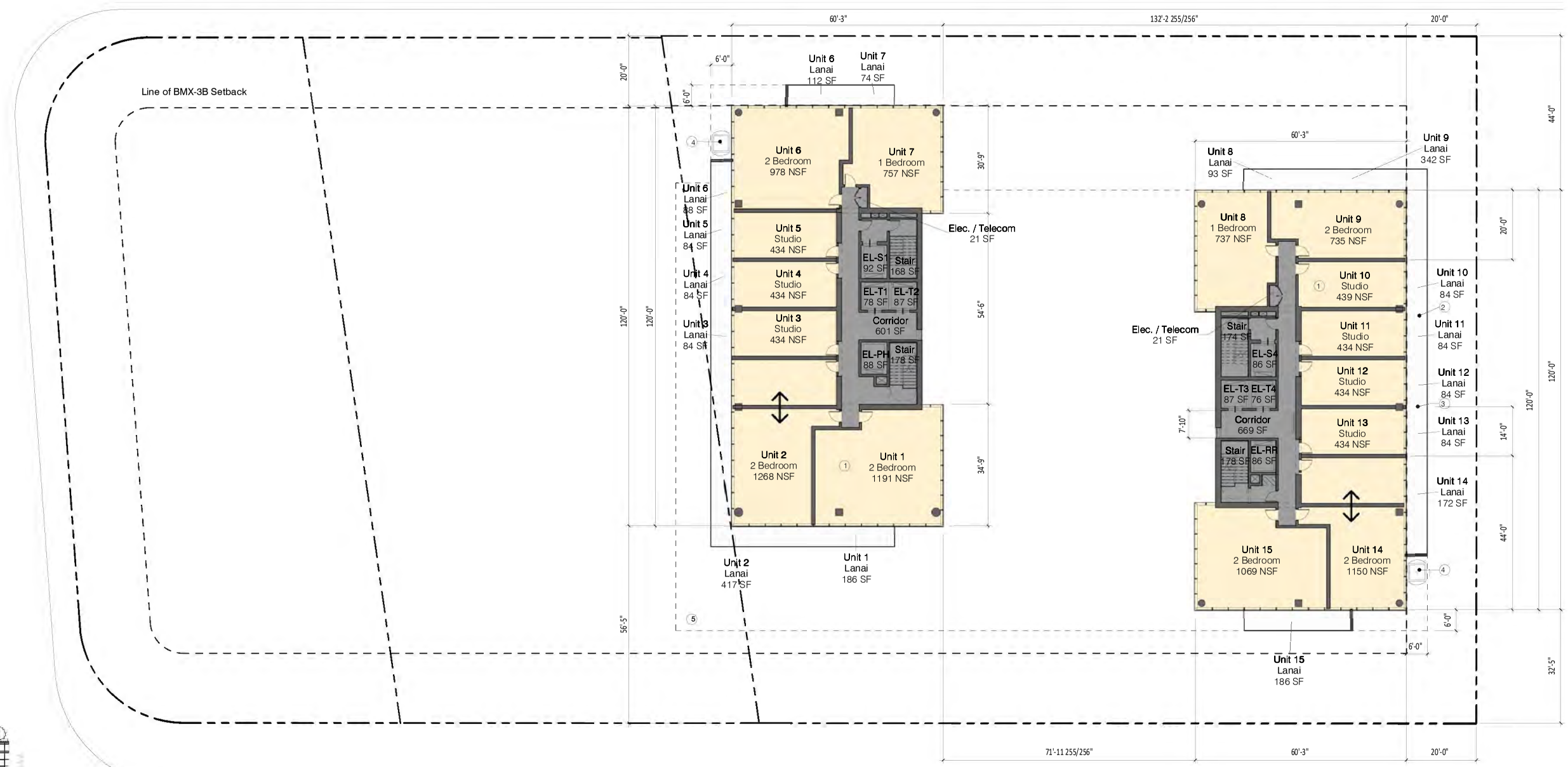
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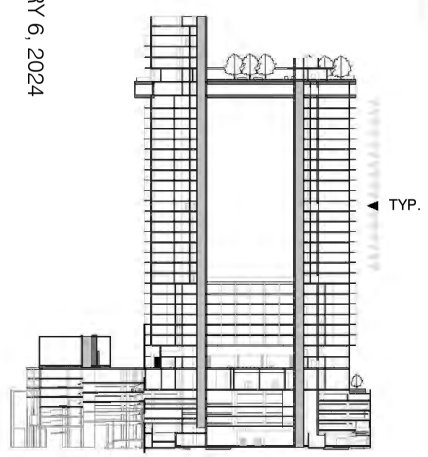
MANA`OLANA

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

West Wing

East Wing





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

FIFTEEN HUNDRED KAPIOLANI

0' 8' 16' 32'

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

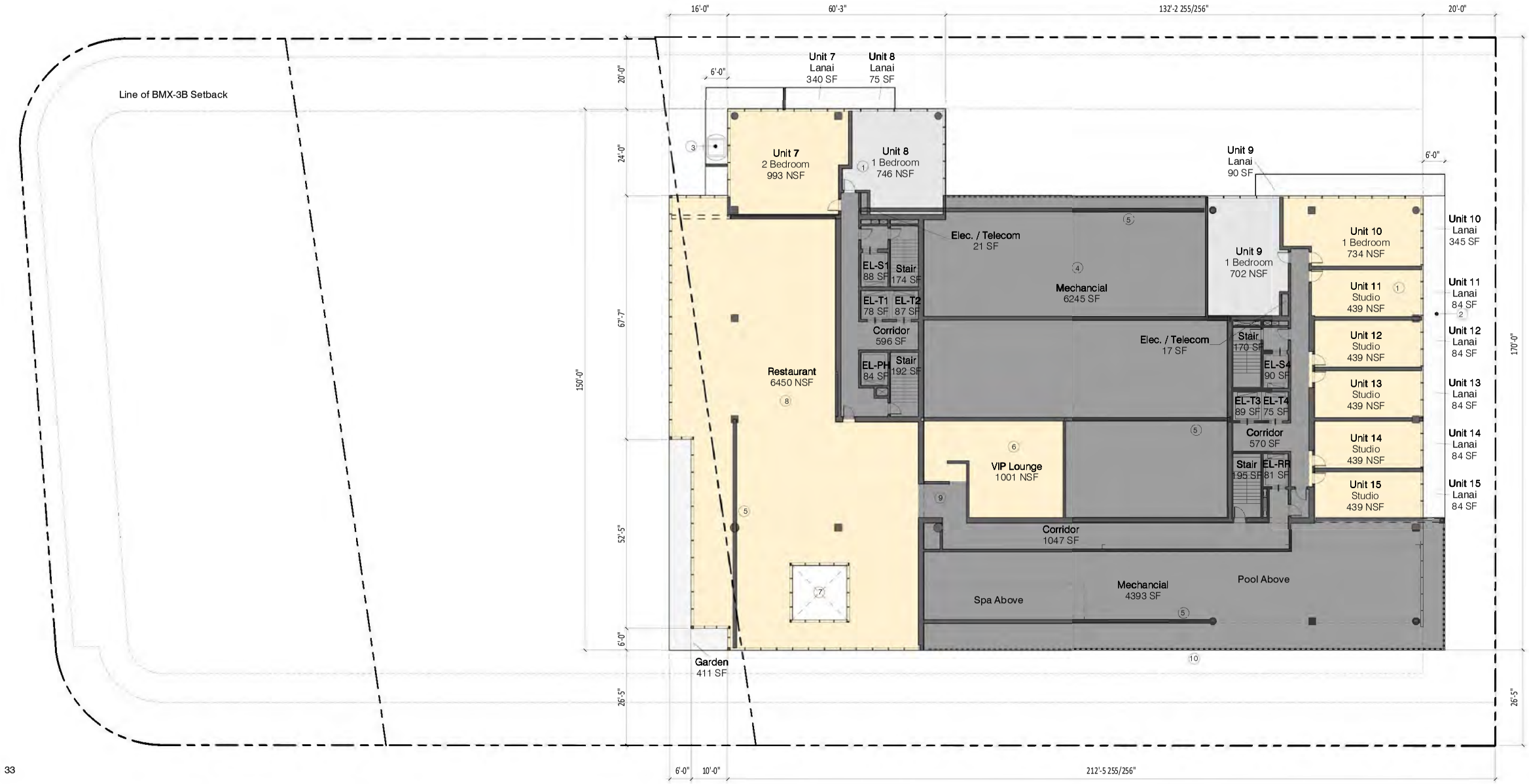
LEVEL 21 TYP. TOWER FLOOR PLAN

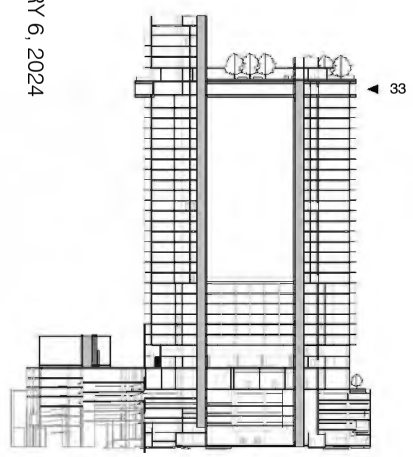
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1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024





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

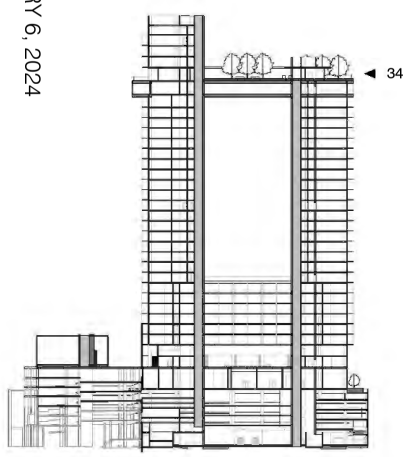
[au] workshop

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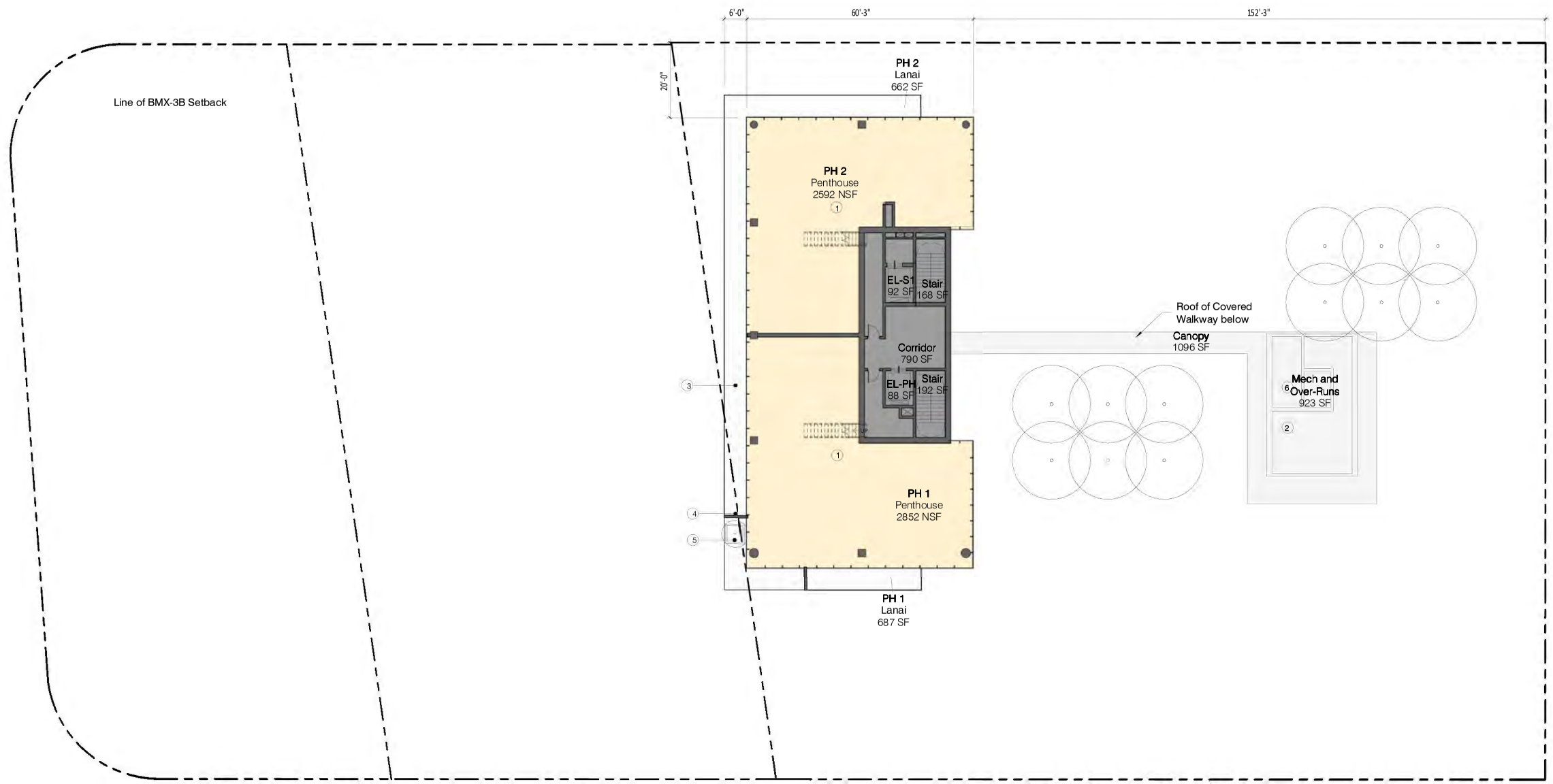
NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

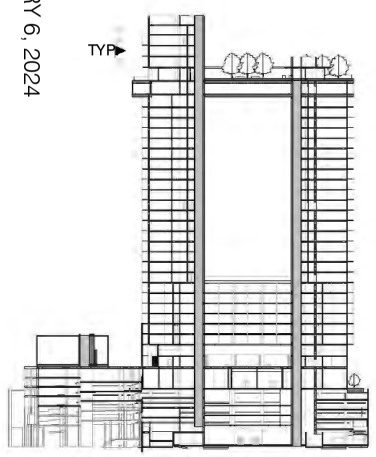
1. RESIDENCES
2. 5' W X 5'L X 3'-6"H FABRICATED METAL IRRIGATED PLANTER BOX
3. RESIDENTIAL AMENITY AREA WITH THEATER AND ENTERTAINMENT KITCHEN
4. LAHINA NOON OCULUS. GLASS GUARDRAIL AT ENTIRE PERIMETER
5. COVERED CHILDREN'S PLAY LAWN
6. SKY GARDEN
7. GLASS WIND BREAK & CANOPY
8. 48" DEEP STAINLESS STEEL 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

FIFTEEN HUNDRED KAPIOLANI

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

LEVEL 34 AMENITY POOL DECK PLAN





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

MANA`OLANA

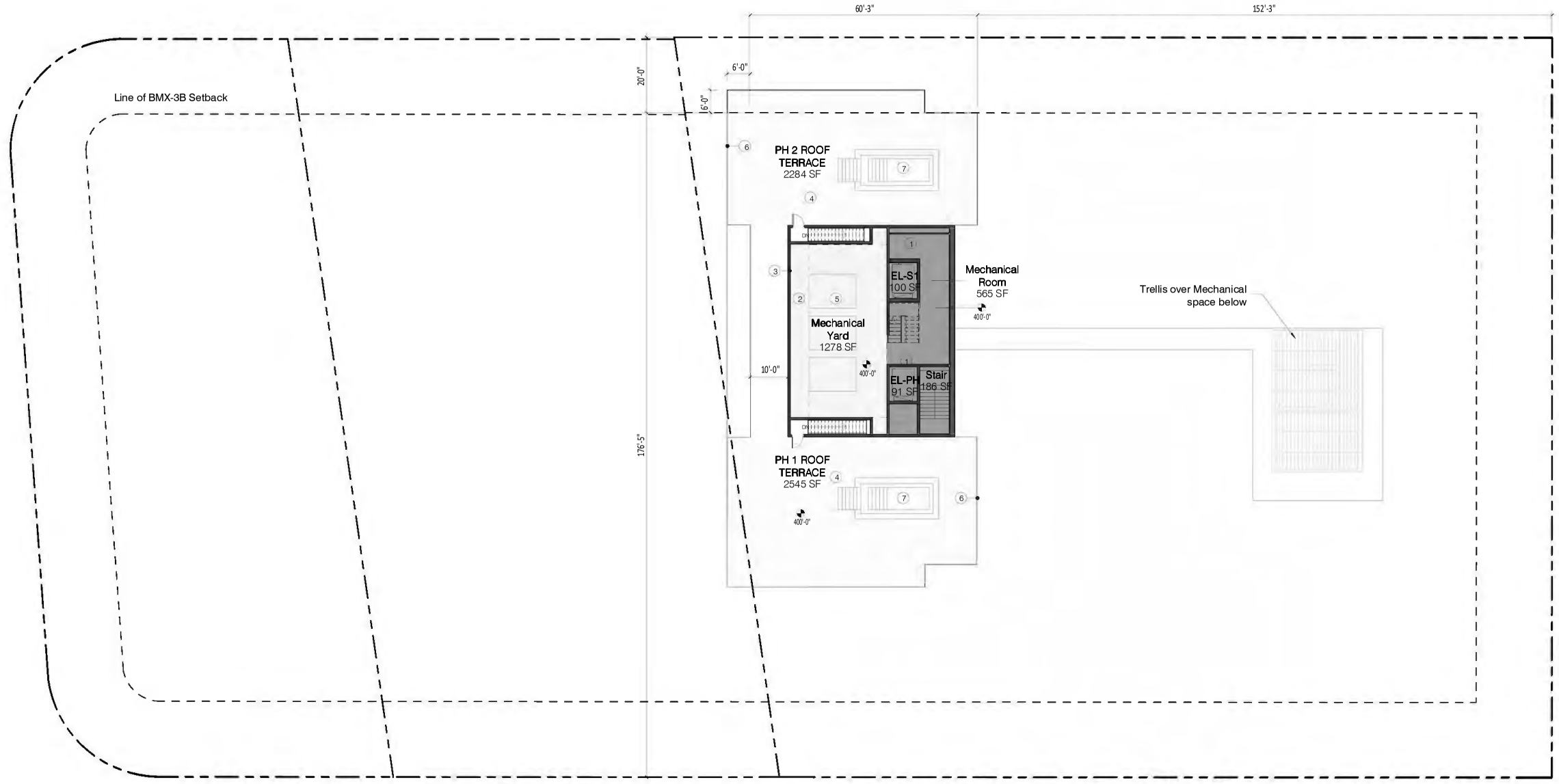
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

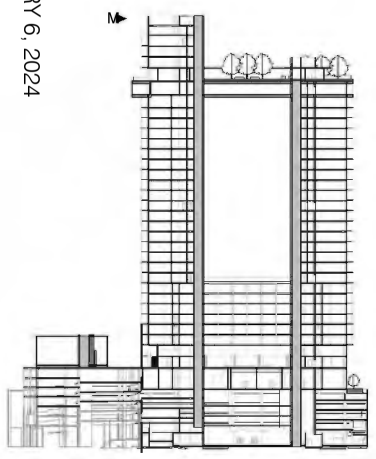
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NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

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

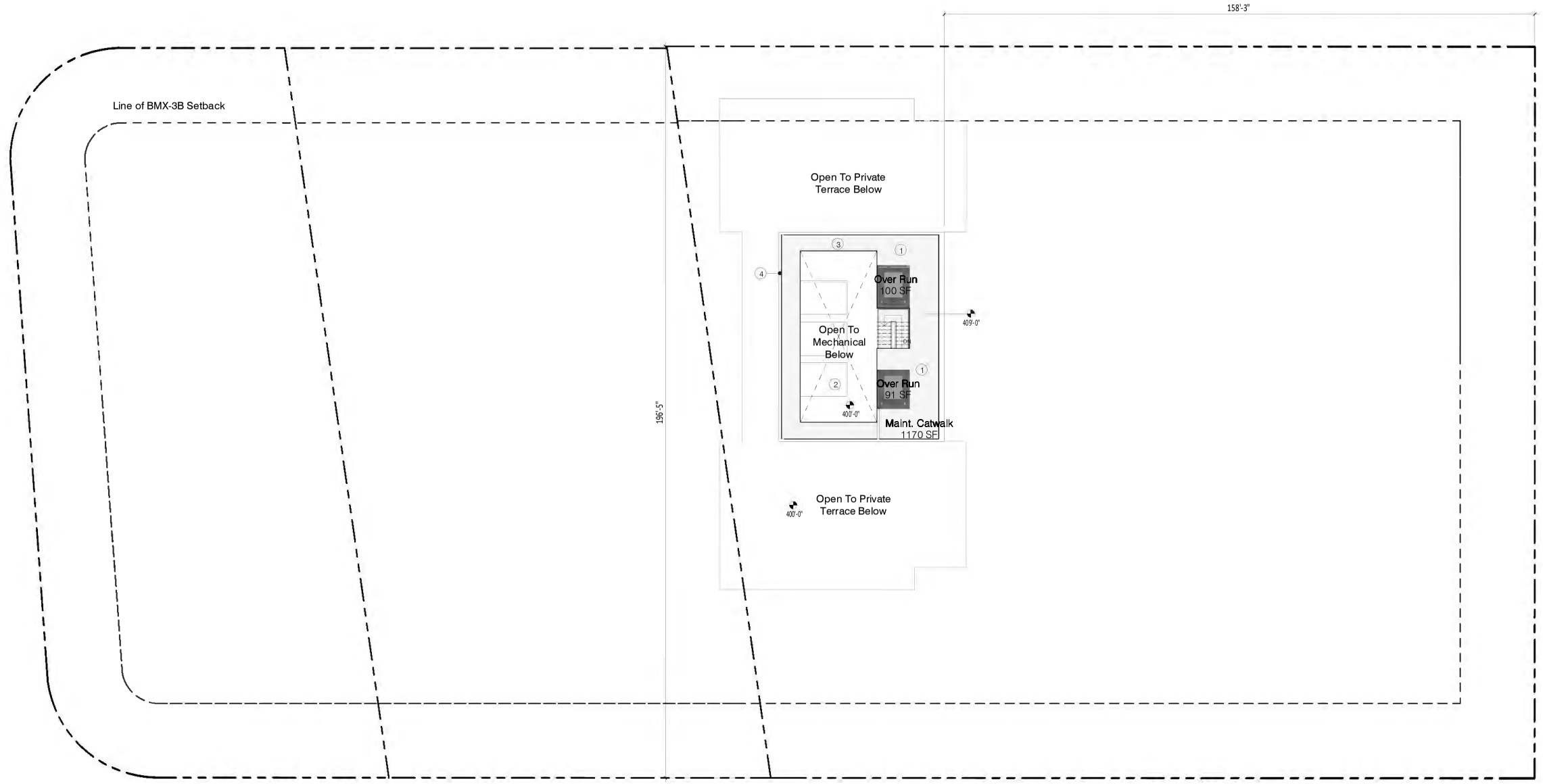
0' 8' 16' 32'

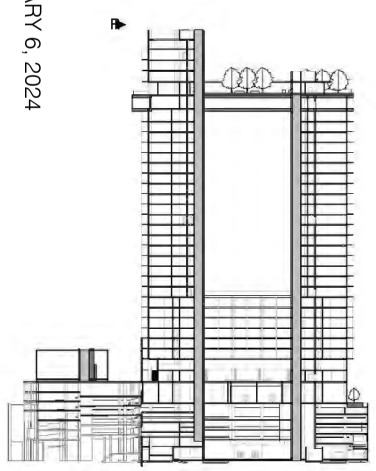
SCALE: 1/6" = 1'-0"

LEVEL 38 MECHANICAL PLAN

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

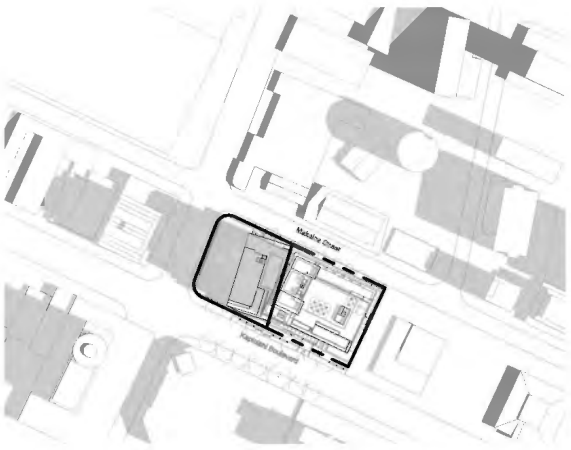
1. ELEVATOR OVERRIDES
2. OPEN TO BELOW
3. SERVICE CATWALK
4. MECHANICAL SCREEN

FIFTEEN HUNDRED KAPIOLANI

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

ROOF PLAN

SHADOW STUDIES



March 21 10.00 AM



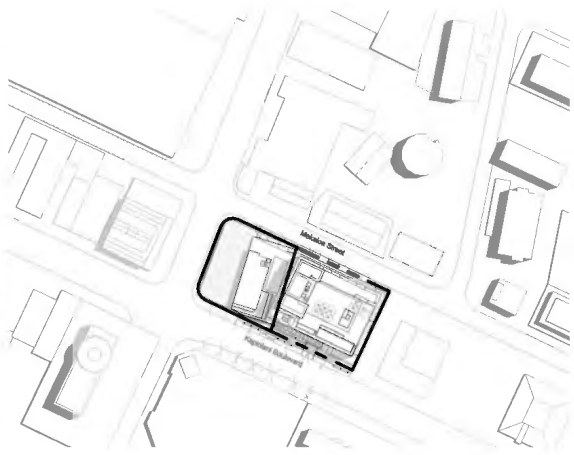
March 21 12.00 PM



March 21 2.00 PM



June 21 10.00 AM



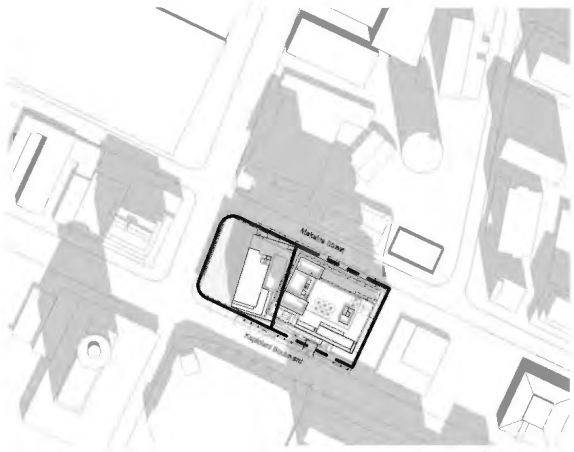
June 21 12.00 PM



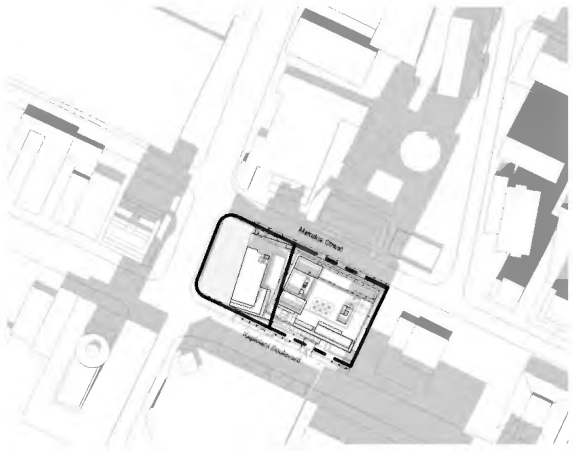
June 21 2.00 PM



December 21 10.00 AM



December 21 12.00 PM



December 21 2.00 PM

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

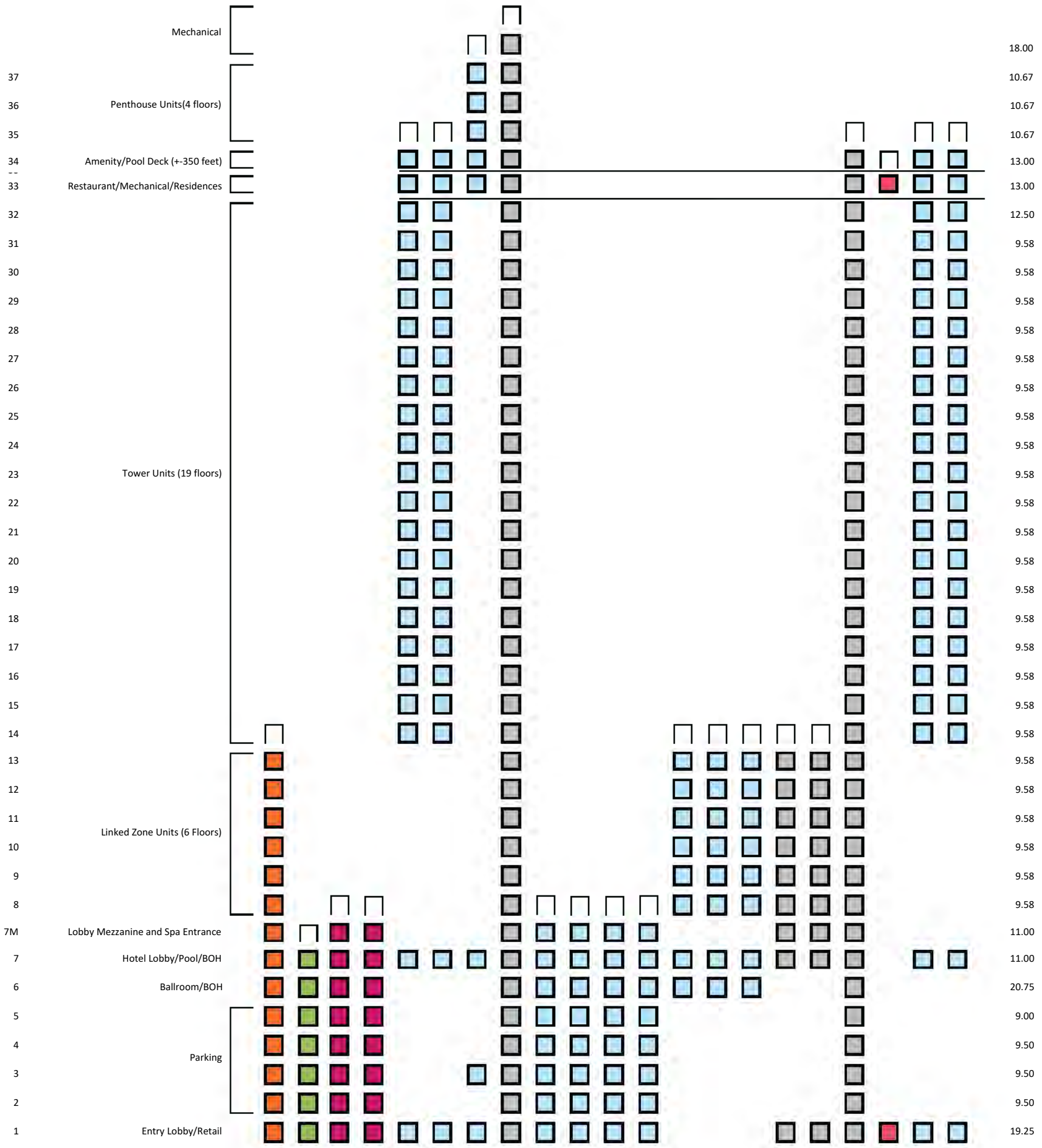
0 100 200' 400'
SCALE: 1" = 200'-0"

N

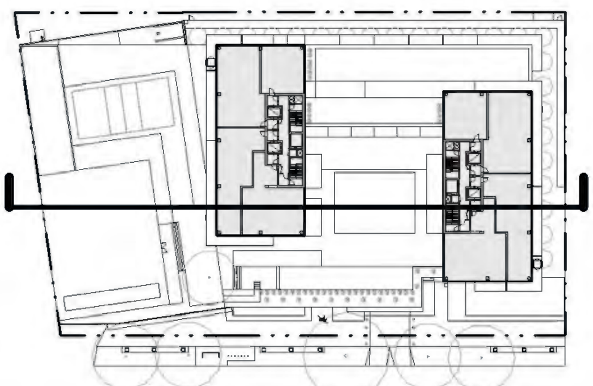
FIFTEEN HUNDRED KAPIOLANI

ELEVATORING DIAGRAM

1500 Kapiolani Elevatoring Scheme 3.0



E/W SECTION



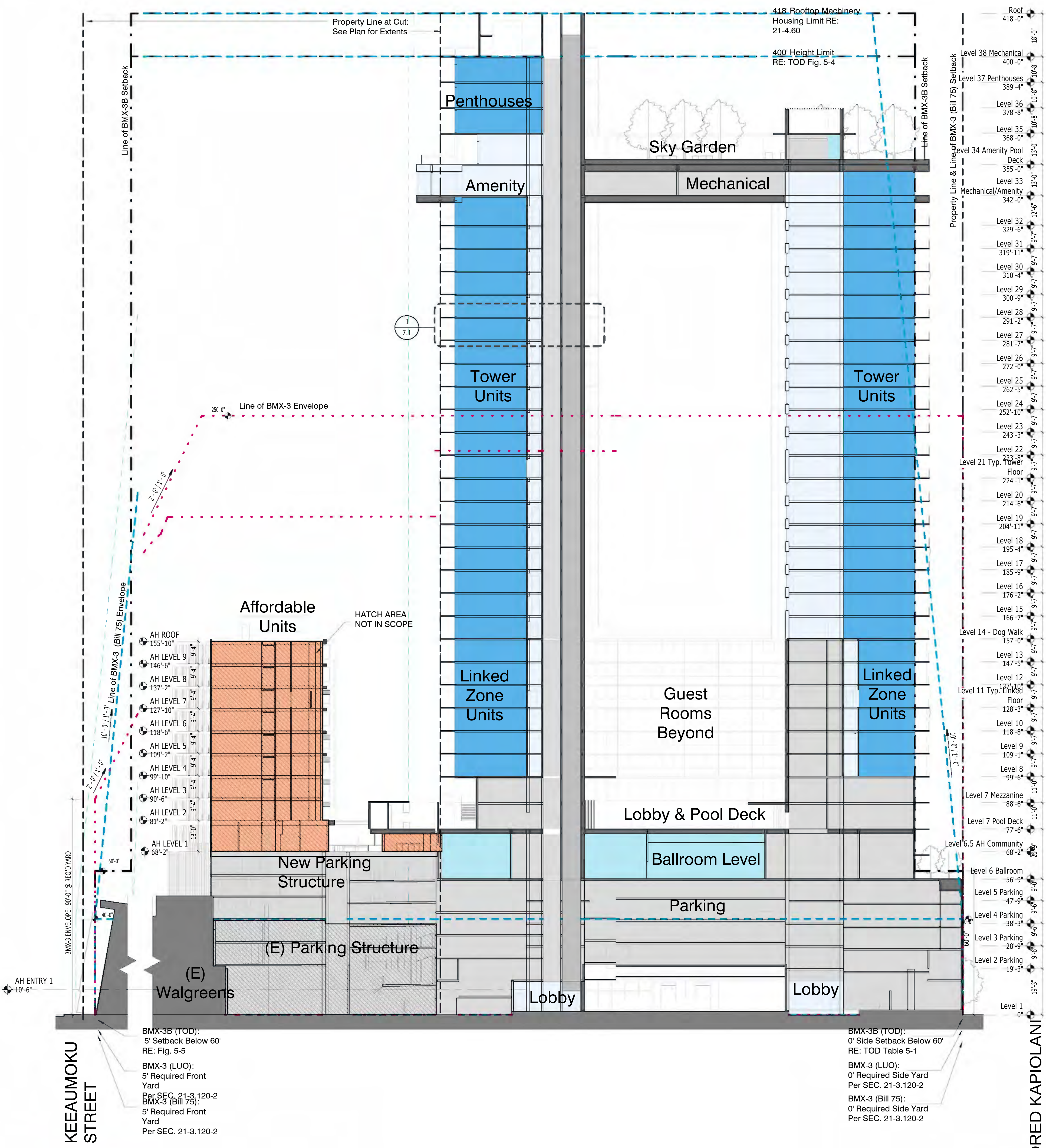
BOUNDARY LINE KEY

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)



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

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)

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FIFTEEN HUNDRED KAPIOLANI

N/S SECTION

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

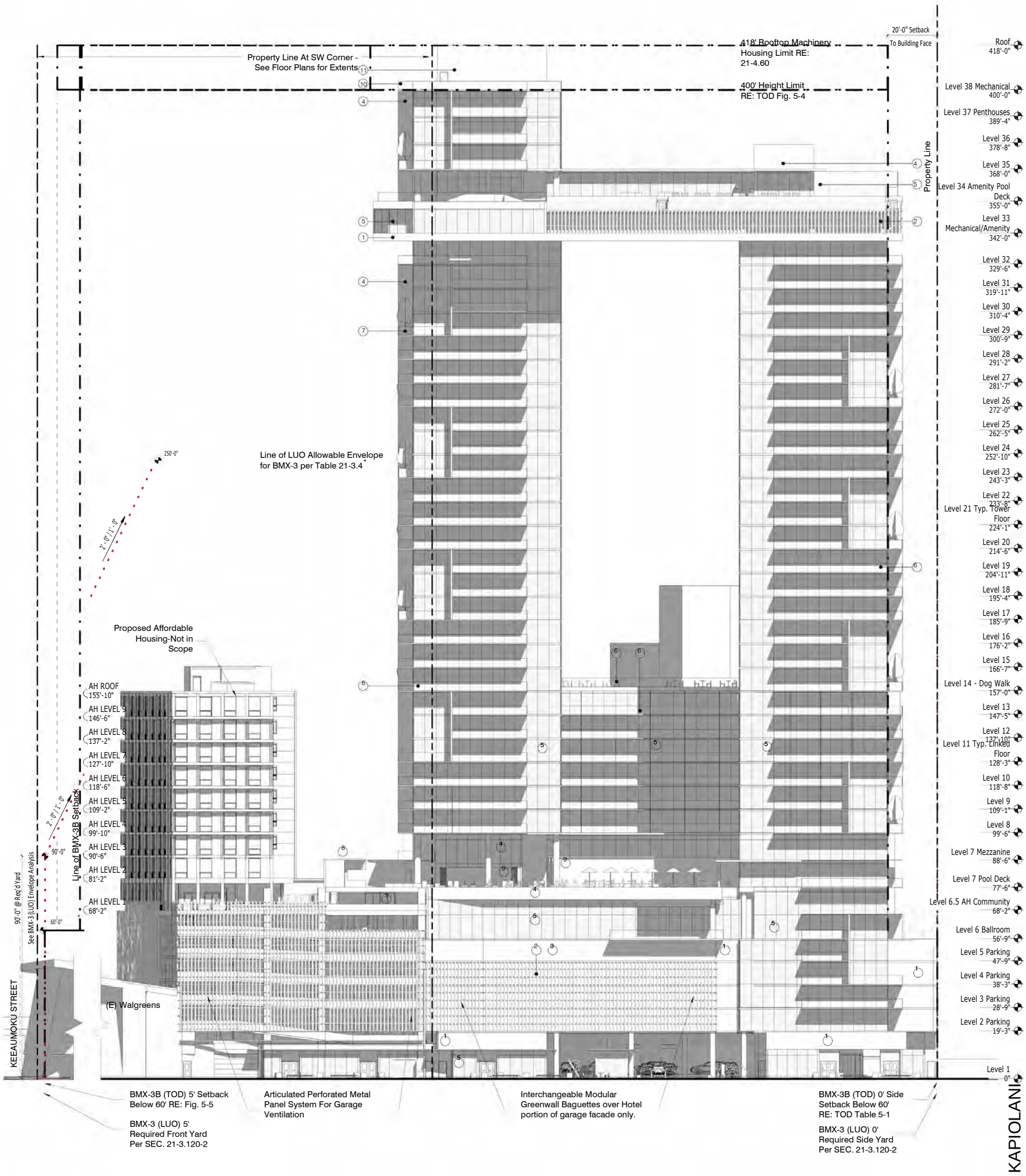
BOUNDARY LINE KEY

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"

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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

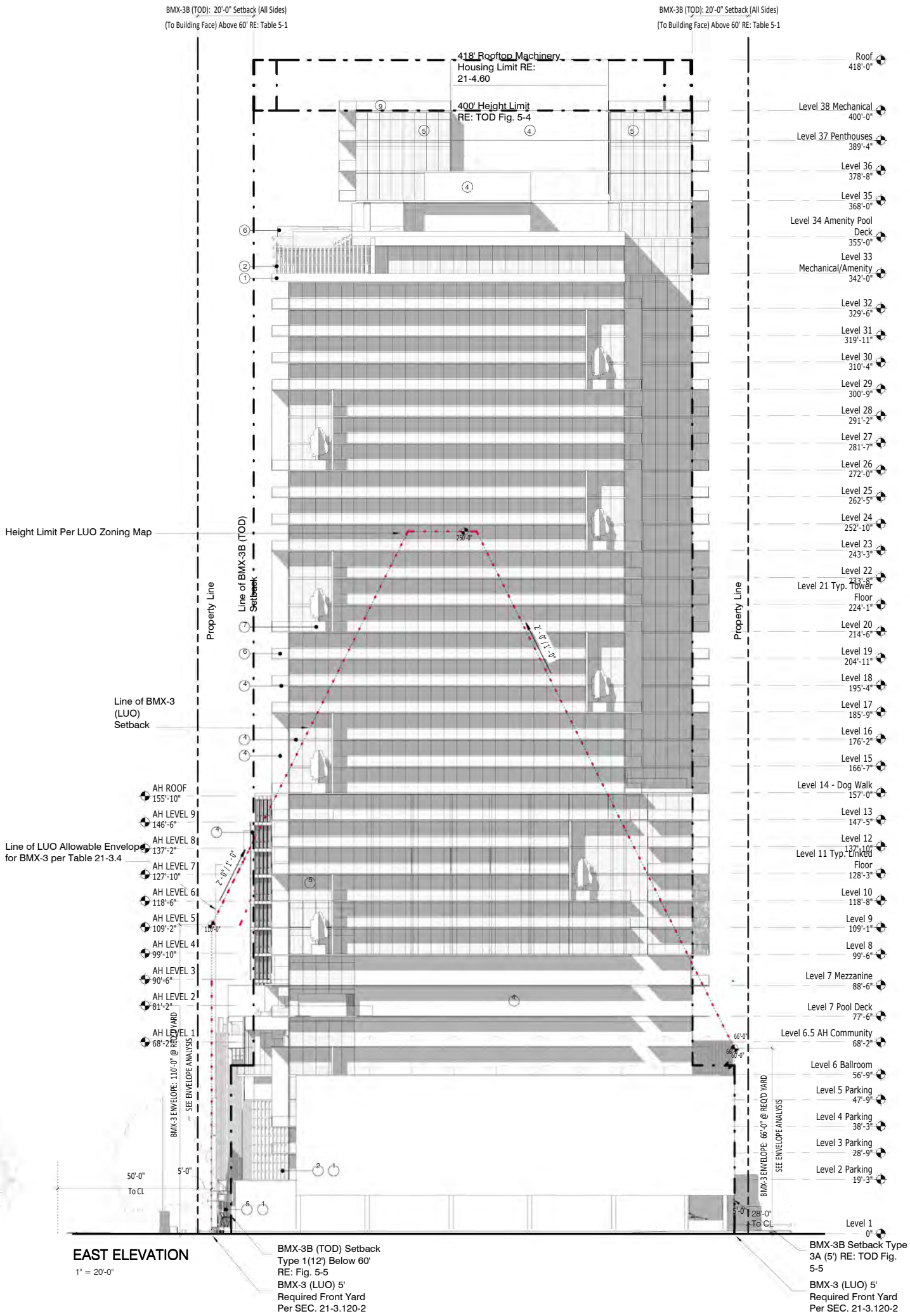
BOUNDARY LINE KEY

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"

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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

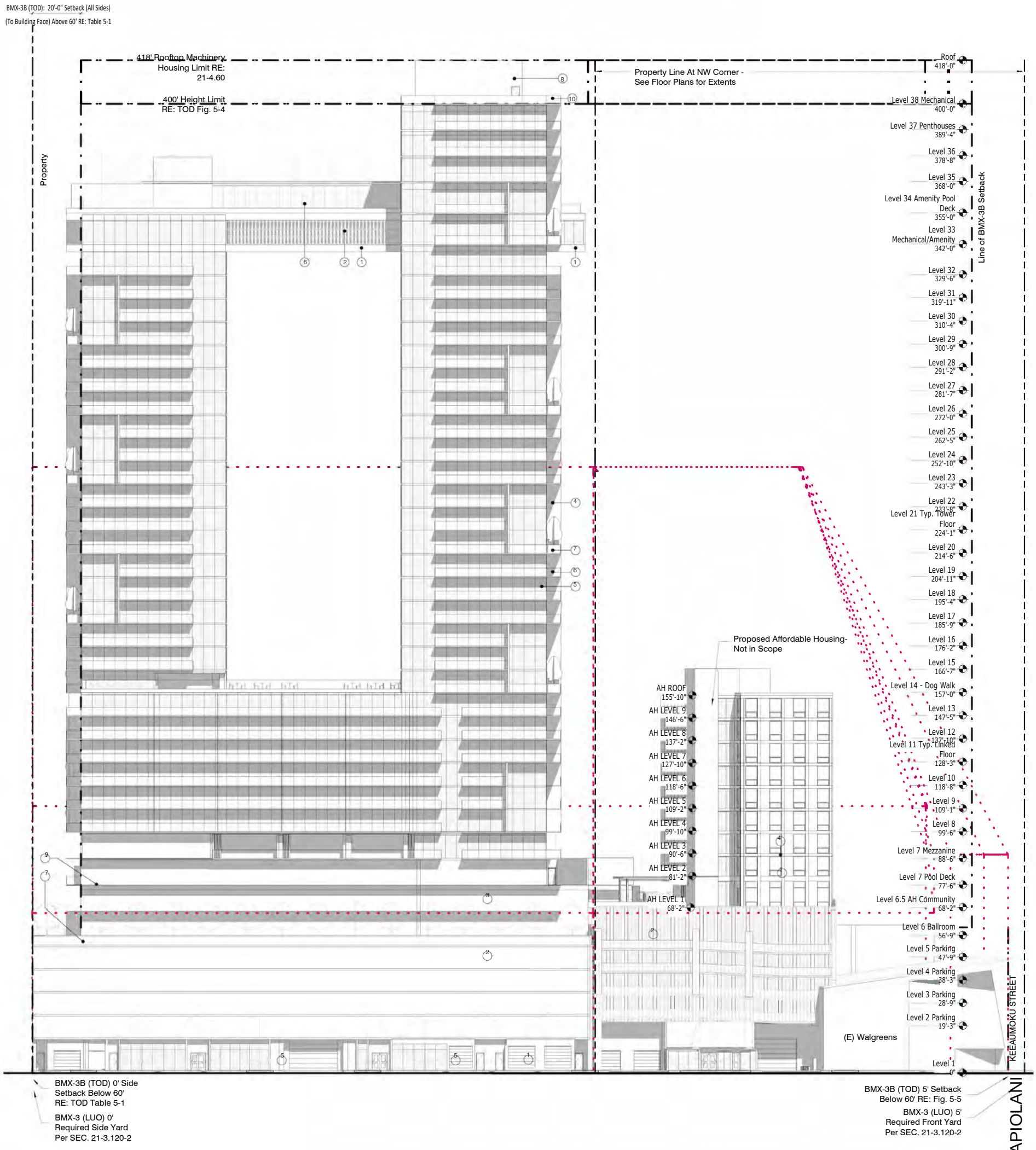
BOUNDARY LINE KEY

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"

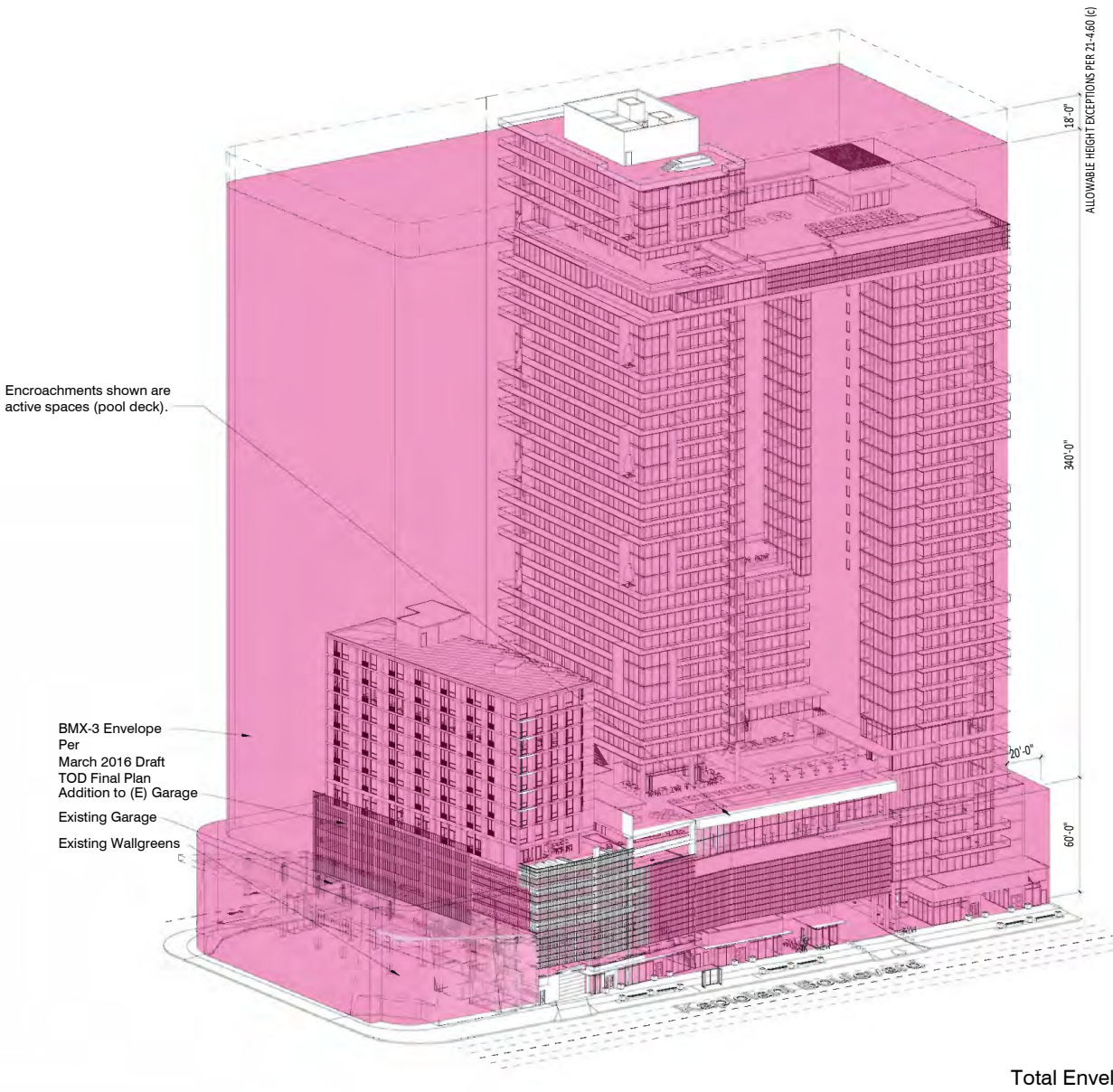
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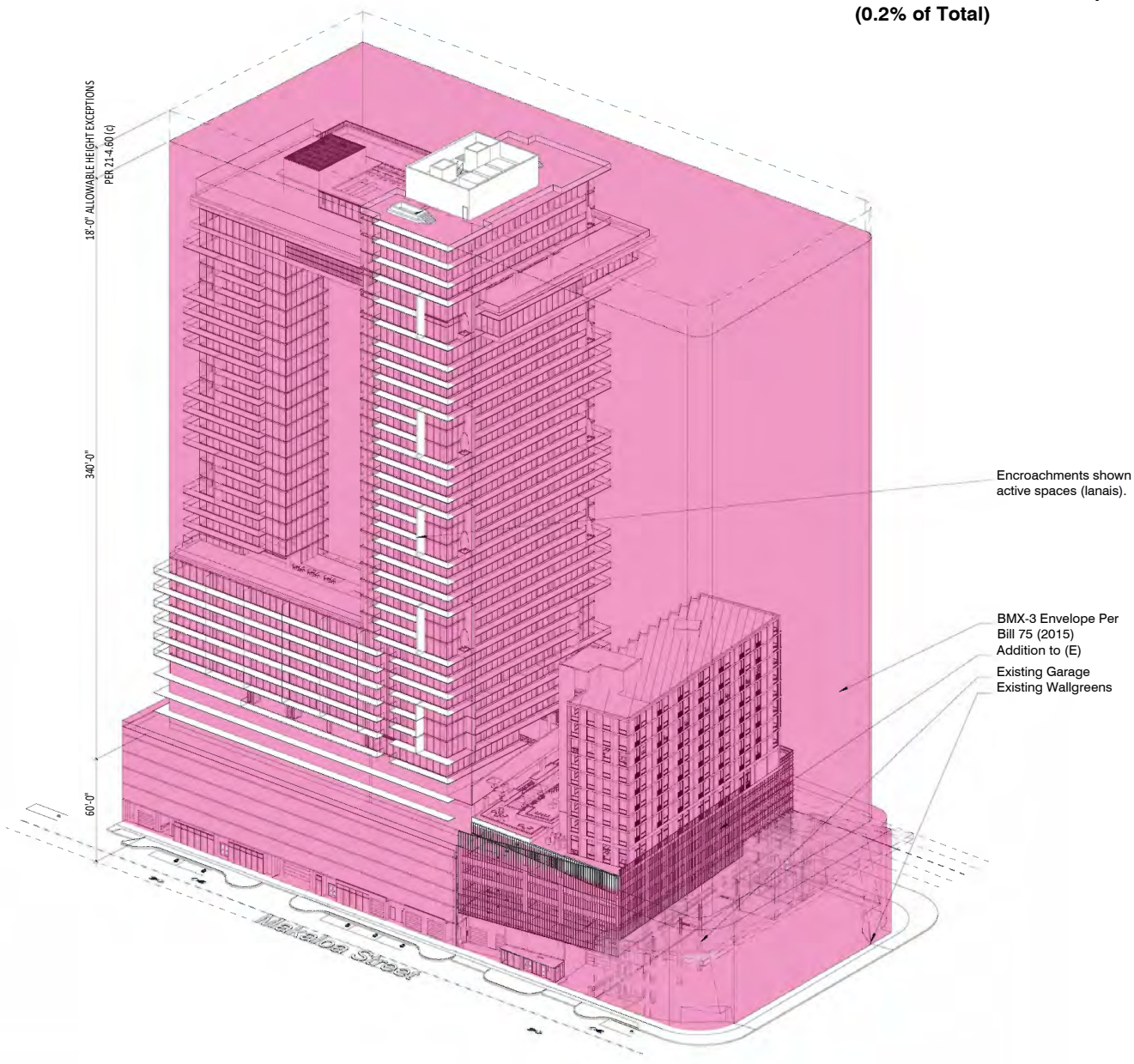
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

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)	



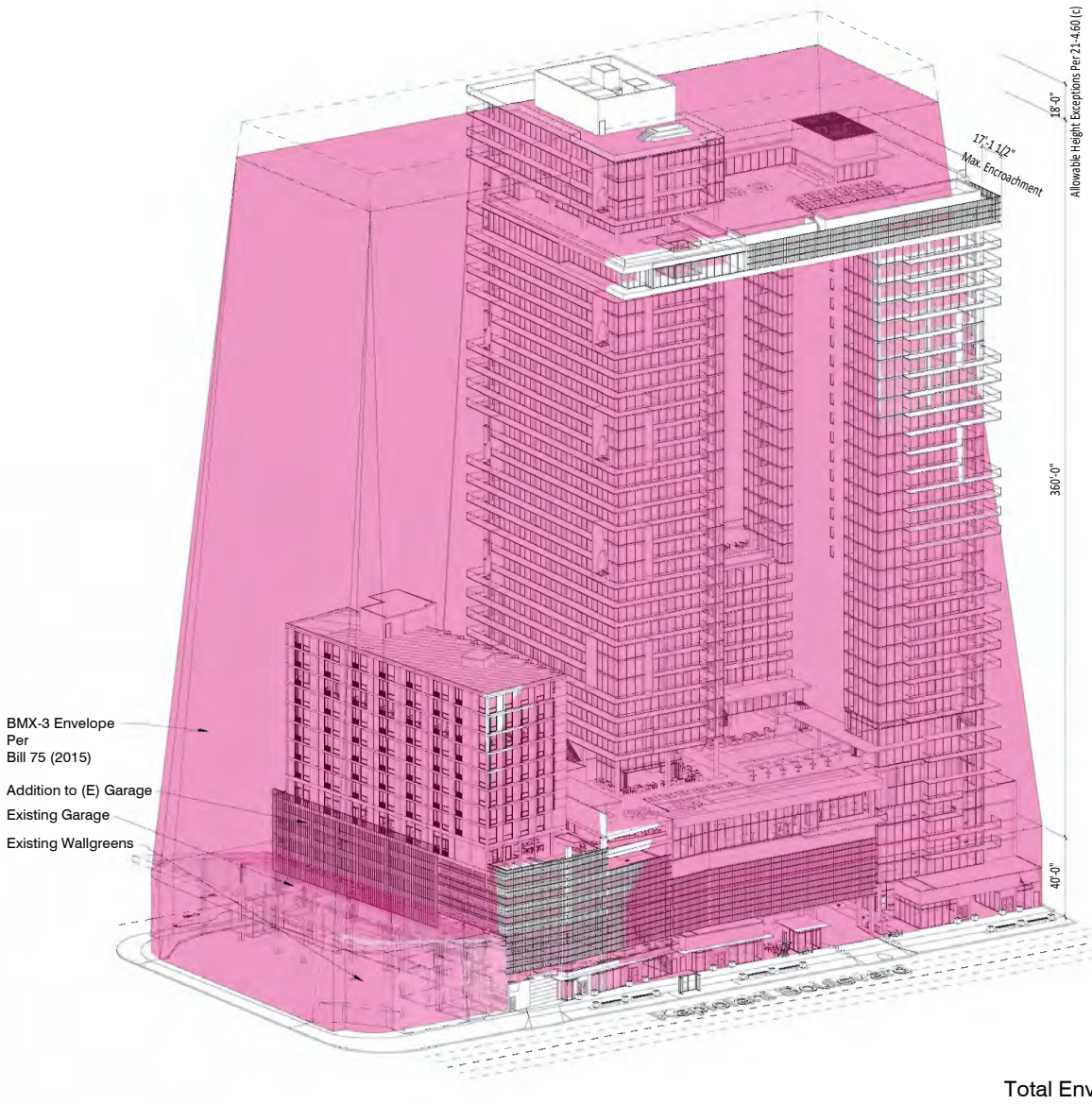
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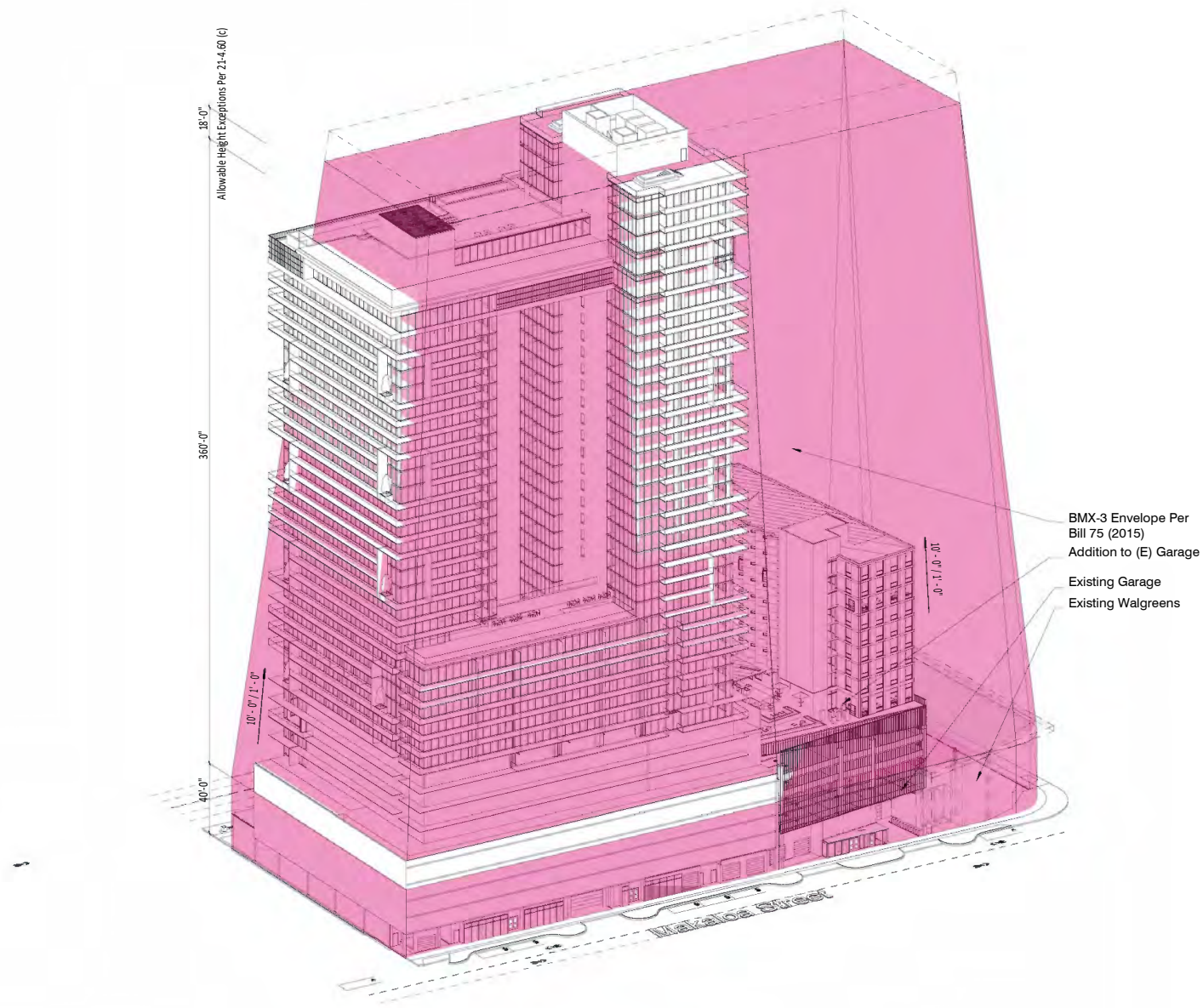
NOT TO SCALE

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)



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VIEWS IN CONTEXT







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VIEW FROM SOUTHWEST

FIFTEEN HUNDRED KAPIOLANI

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VIEW ABOVE KAPIOLANI



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ART CONCEPTS









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SKY GARDEN



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TOWER DETAIL



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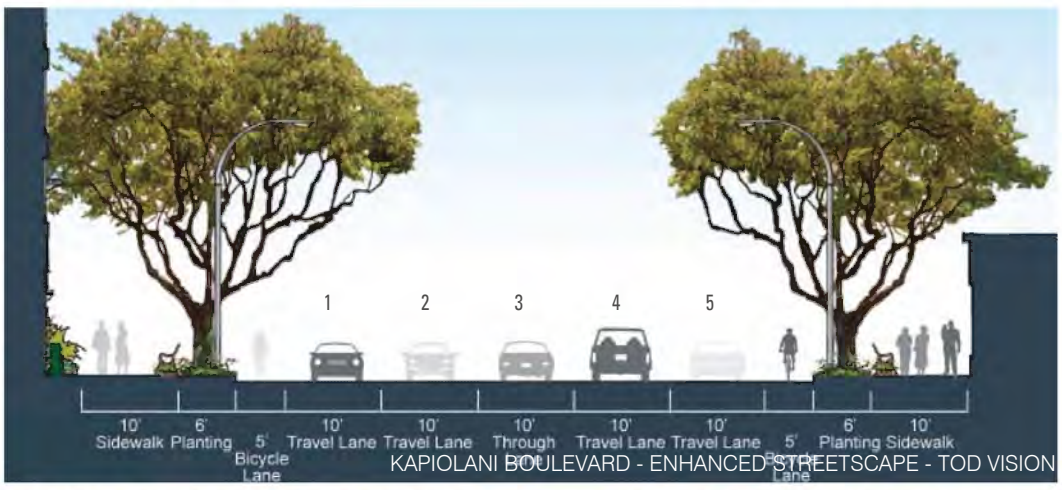
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FIFTEEN HUNDRED KAPIOLANI

HOTEL POOL, RESTAURANT, AND AFFORDABLE HOUSING



KAPIOLANI BOULEVARD - TOD VISION



KAPIOLANI BOULEVARD - ENHANCED STREETSCAPE - TOD VISION


ENTRY PLANTERS


BIKE SHARE STATION


KAPIOLANI BLVD. PLANTINGS


SIDEWALK BENCHES ON KAPIOLANI

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

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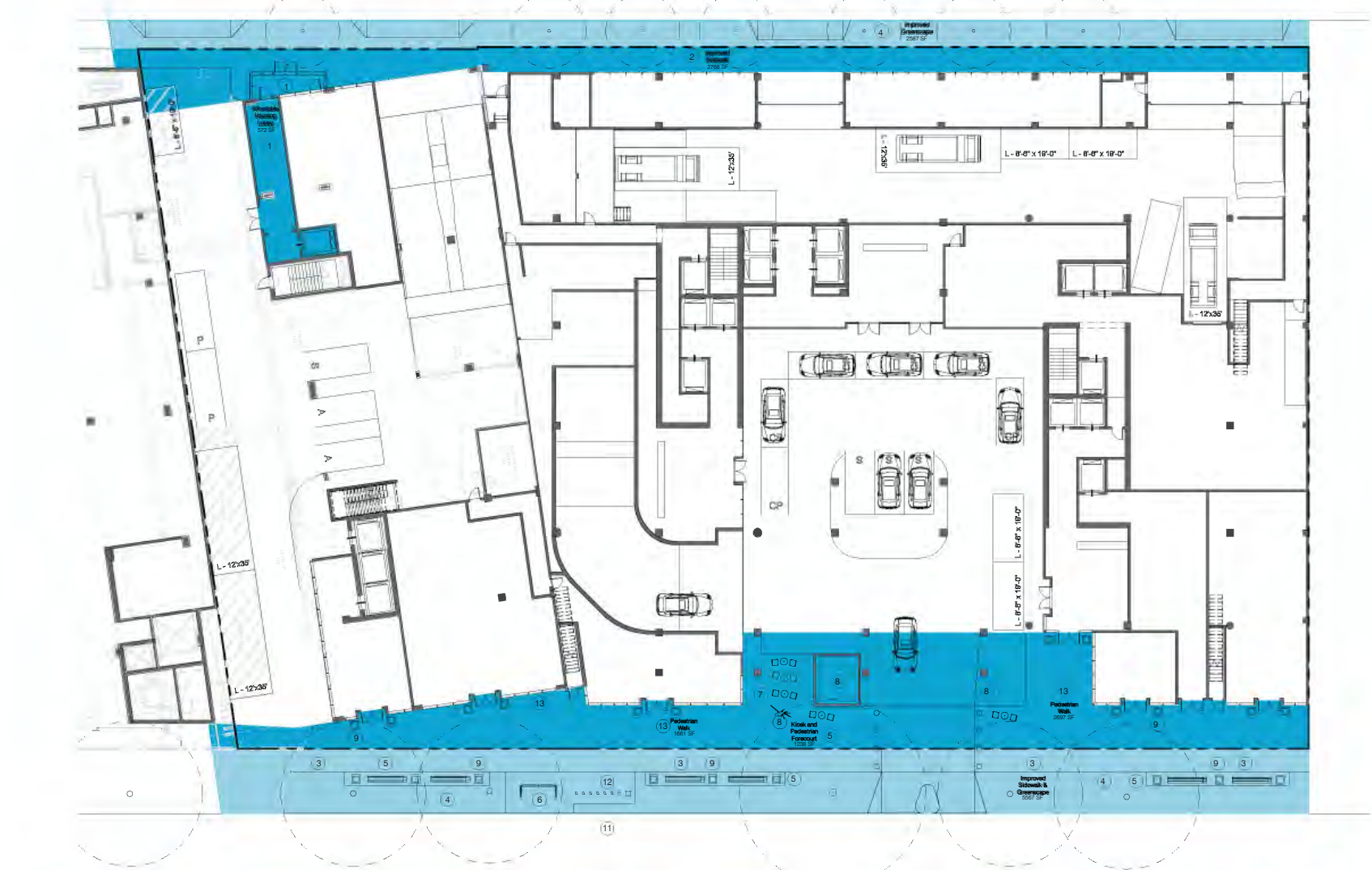
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FIFTEEN HUNDRED KAPIOLANI

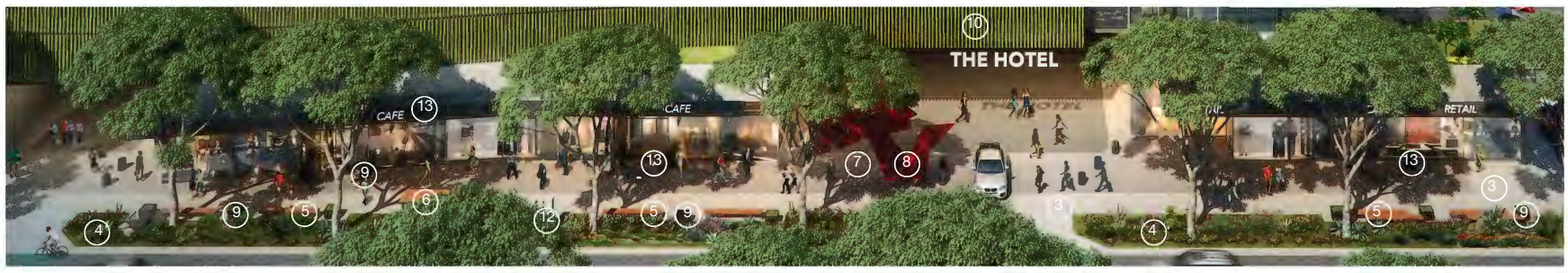
PEDESTRIAN VIEW ALONG KAPIOLANI

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)

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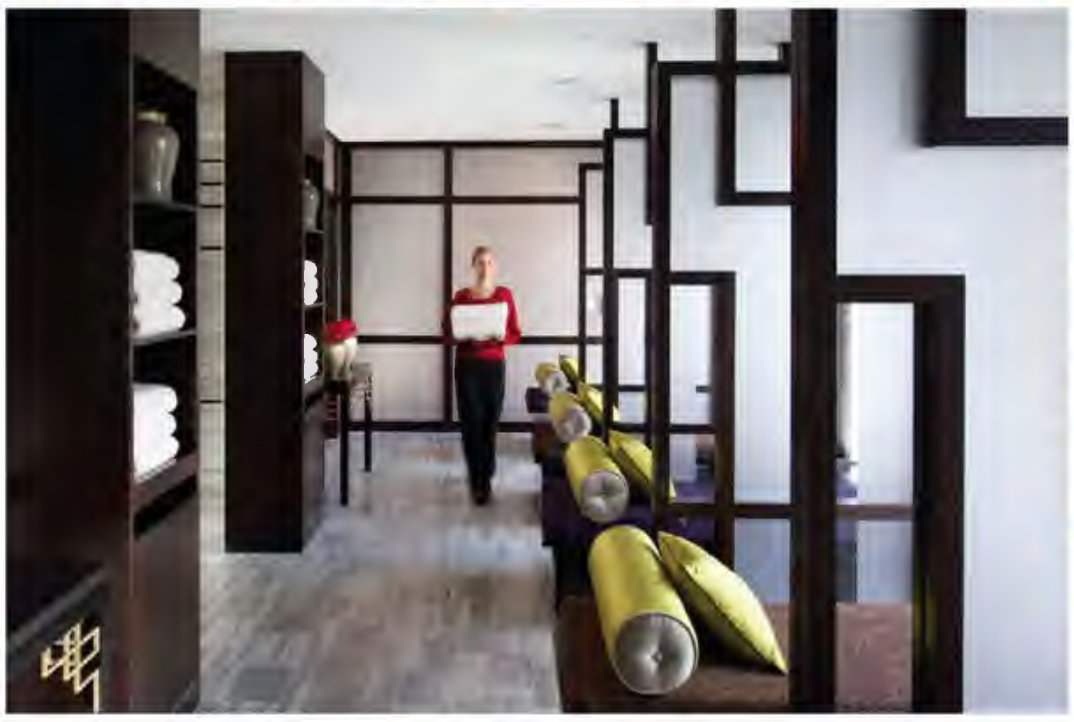
0' 10' 20' 40'
SCALE: 1" = 20'-0"

N

FIFTEEN HUNDRED KAPIOLANI









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

Report Title:
1500 Kapiʻolani Boulevard; Interim Planned Development-Transit Project (IPD-T); Extension of Deadline to Obtain a Building Permit; Manaʻolana Partners 1500, LLC

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.