

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
April 3, 2024

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-80 entitled:

"AMENDING RESOLUTION 17-221,CDI, 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,"

as transmitted by Departmental Communication 211 (2024) ("D-211 (2024)") from the Department of Planning and Permitting ("DPP"), dated March 27, 2024, and introduced on March 28, 2024, reports as follows:

The purpose of Resolution 24-80 is to amend 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 ("IPD-T") project in the Ala Moana Neighborhood Transit-Oriented Development ("TOD") Plan area, located at 1460, 1470, 1488, and 1500 Kapi'olani Boulevard (the "Project"), and to approve certain Project modifications.

The Project, as originally proposed by Mana'olana Partners 1500, LLC (the "Applicant"), would redevelop 78,973 square feet of land zoned BMX-3 Community Business Mixed-Use District with a mixed-use hotel (444 hotel units), six penthouse residential units, affordable housing (78 affordable rental units), and commercial (ground floor commercial and restaurant space) development.

HONOLULU CITY COUNCIL

Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON APR 17 2024

COMMITTEE REPORT NO. 117

REPORT OF THE COMMITTEE ON ZONING

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Resolution 17-221, CD1, required that a building permit for the Project be issued within two years after the date a Special District Major Permit is issued for the Project, resulting in a deadline of December 26, 2019. Prior to 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. 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. 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.

In accordance with Resolution 23-272, 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). The Applicant also requests a further 36-month extension of the deadline to obtain a building permit for the Project, resulting in a new deadline of April 24, 2027.

In D-211 (2024), the DPP recommended that the 36-month extension and the Project modification be approved, but noted that if the three-year time extension is approved, then the deadline to obtain a building permit would be extended more than seven years beyond the original deadline, and that the Project's affordable housing

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component, which is the Project's primary community benefit, should be the Applicant's priority and delivered in a timely manner.

At your Committee's meeting on April 3, 2024, the Applicant and the Applicant's Agent were available to respond to questions from the Councilmembers.

The DPP Director testified that the DPP has no objections to the Resolution.

Unite Here Local 5, IUOE Local Union #3, Laborers Union 368, Plumbers & Fitters 675, The Institute for Human Services, and seven individuals testified in support of the Resolution.

Your Committee received written testimony in support of the Resolution from Hawaii Laborers & Employers Cooperation and Education Trust, Pacific Resource Partnership, Waikiki Community Center, EAH Housing, Catholic Charities Hawaii, Unite Here Local 5, The Laborer's International Union Local 368, Operating Engineers Local 3, The Institute for Human Services, OPCMIA Local 630, and two individuals. PBR Hawaii submitted comments on the Resolution.

Your Committee has prepared a CD1 version of the Resolution that 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 KAPI'OLANI BOULEVARD, AND TO APPROVE CERTAIN PROJECT MODIFICATIONS."

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- 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

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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:

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- "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.
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- 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.

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COMMITTEE REPORT NO. 117

REPORT OF THE COMMITTEE ON ZONING

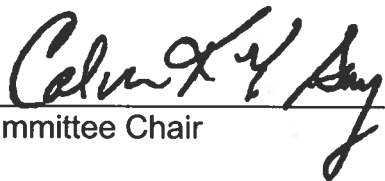
Voting Members:

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Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-80, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-80, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say, Weyer – 5; Noes: None.)

Respectfully submitted,

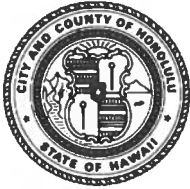


Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON APR 17 2024

COMMITTEE REPORT NO. 117



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
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No. 24-80, CD1

RESOLUTION

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

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

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

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

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

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



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CITY AND COUNTY OF HONOLULU

No. 24-80, CD1

RESOLUTION

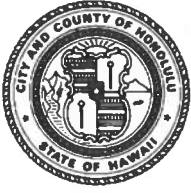
WHEREAS, on December 6, 2023, the Council, by adoption of Resolution 23-272, CD1, amended Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, and approved a 120-day extension of the deadline to obtain a building permit for the Project, resulting in a new deadline of April 24, 2024, with the 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



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CITY AND COUNTY OF HONOLULU

No. 24-80, CD1

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

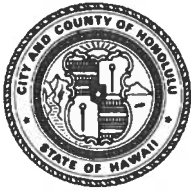
WHEREAS, the Council, having received the findings and recommendation of the DPP on March 27, 2024, by Departmental Communication 211 (2024), and having duly considered the matter, desires to approve the Project modification and the requested 36-month extension of the deadline to obtain a building permit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



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CITY AND COUNTY OF HONOLULU

No. 24-80, CD1

RESOLUTION

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:

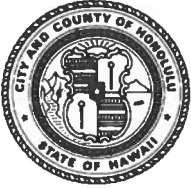
1. Conform to the updated conceptual plan approved by Resolution 24-80, CD1, and attached thereto as Exhibit B;
2. Comply with the conditions of approval set forth in Resolution 17-221, CD1, as amended by Resolution 24-80, CD1; and
3. Comply with the conditions of approval set forth in the Project's 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:

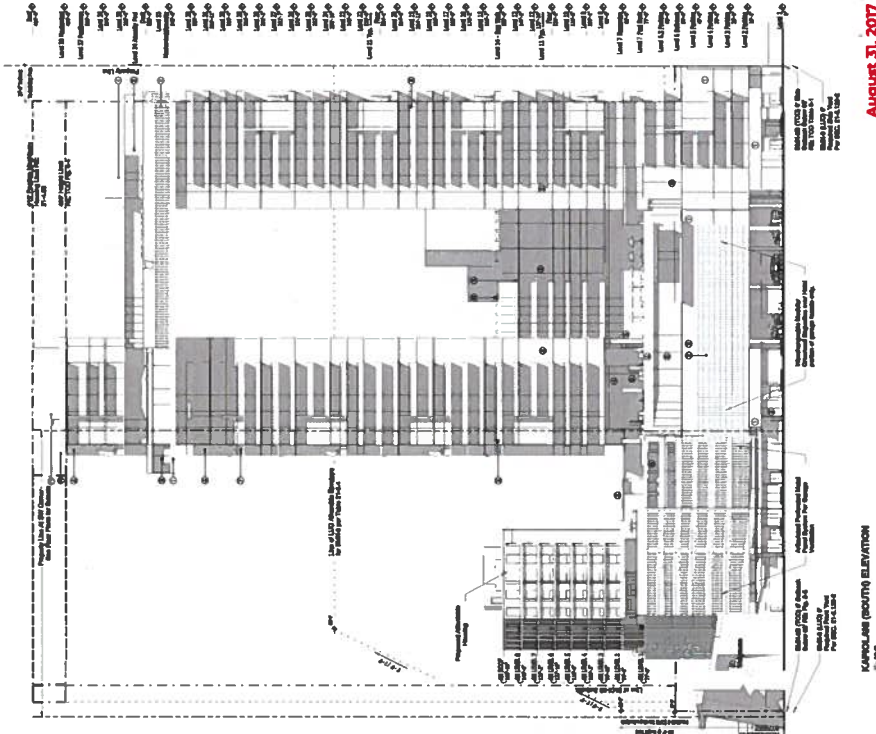
March 28, 2024
Honolulu, Hawai'i

Councilmembers

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BOUNDARY LINE KEY

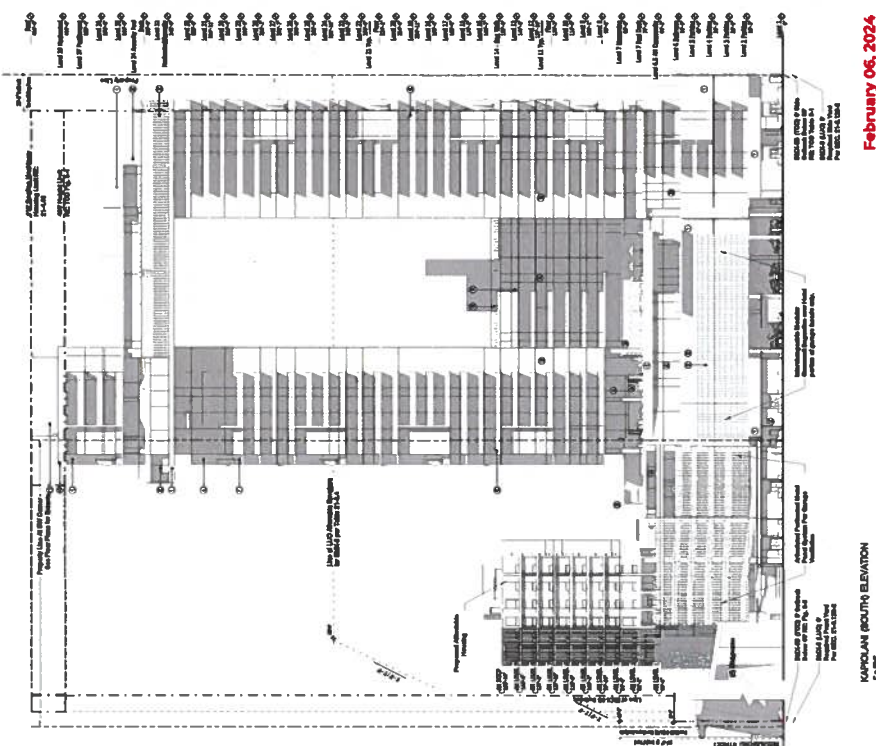
THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK 10018



August 31, 2017

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BOUNDARY LINE KEY

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KAPOLANI SOUTH ELEVATION

February 06, 2024

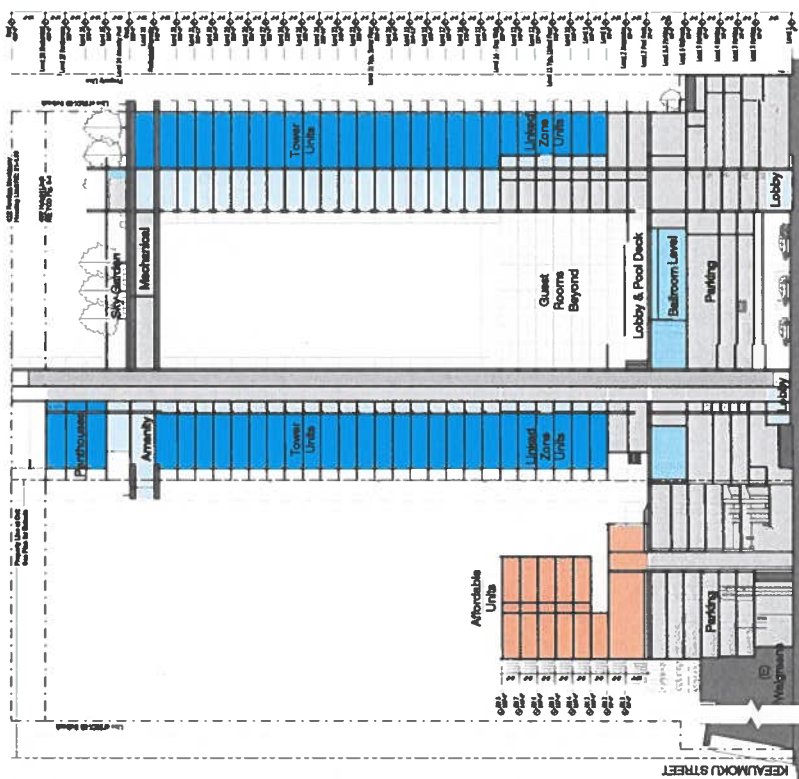
KAPIOLANI ELEVATION

EXHIBIT A-1



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

SCALE: 1" = 20'-0"



August 31, 2017



February 06, 2024

E/W SECTION

EXHIBIT A-2

FIFTEEN HUNDRED KAPIOLANI

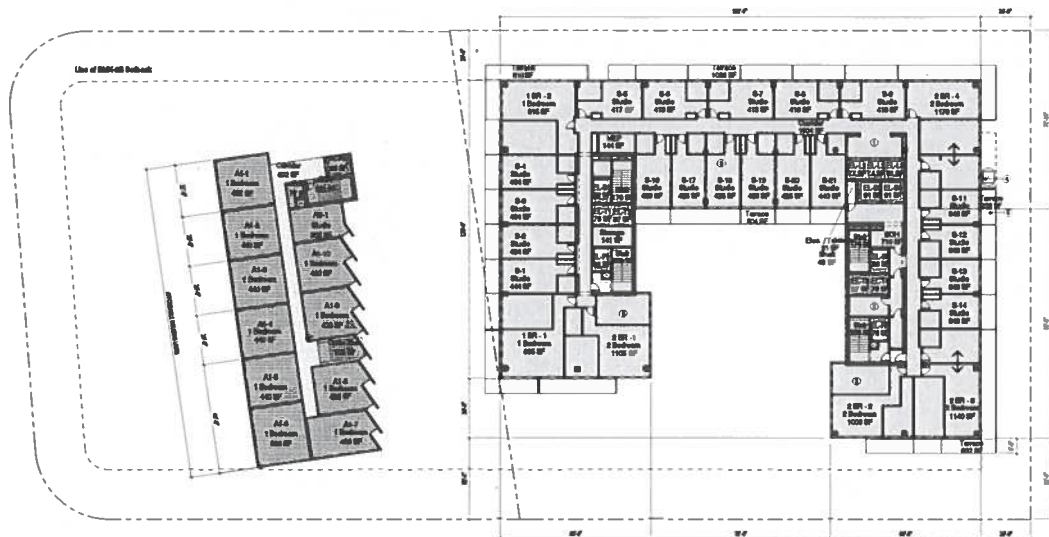
Architectural floor plan of the University of Maryland System Administration Building. The plan shows a complex layout of rooms and corridors. Key areas include:

- Reception** (1000 SF)
- Conference** (1000 SF)
- Office** (1000 SF)
- Dining** (1000 SF)
- Storage** (1000 SF)
- Restroom** (1000 SF)
- Corridor** (1000 SF)
- Staircase** (1000 SF)
- Garage** (1000 SF)
- Driveway** (1000 SF)
- Landscaping** (1000 SF)
- Pool** (1000 SF)
- Bar** (1000 SF)
- Room 1000** (1000 SF)
- Room 1001** (1000 SF)
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- Room 1100** (1000 SF)
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- Room 1108** (1000 SF)
- Room 1109** (1000 SF)
- Room 1110** (1000 SF)
- Room 1111** (1000 SF)
- Room 1112** (1000 SF)
- Room 1113** (1000 SF)
- Room 1114** (1000 SF)
- Room 1115** (1000 SF)
- Room 1116** (1000 SF)
- Room 1117** (1000 SF)
- Room 1118** (1000 SF)
- Room 1119** (1000 SF)
- Room 1120** (1000 SF)
- Room 1121** (1000 SF)
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- Room 1123** (1000 SF)
- Room 1124** (1000 SF)
- Room 1125** (1000 SF)
- Room 1126** (1000 SF)
- Room 1127** (1000 SF)
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- Room 1135** (1000 SF)
- Room 1136** (1000 SF)
- Room 1137** (1000 SF)
- Room 1138** (1000 SF)
- Room 1139** (1000 SF)
- Room 1140** (1000 SF)
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- Room 1142** (1000 SF)
- Room 1143** (1000 SF)
- Room 1144** (1000 SF)
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- Room 1152** (1000 SF)
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- Room 1158** (1000 SF)
- Room 1159** (1000 SF)
- Room 1160** (1000 SF)
- Room 1161</**

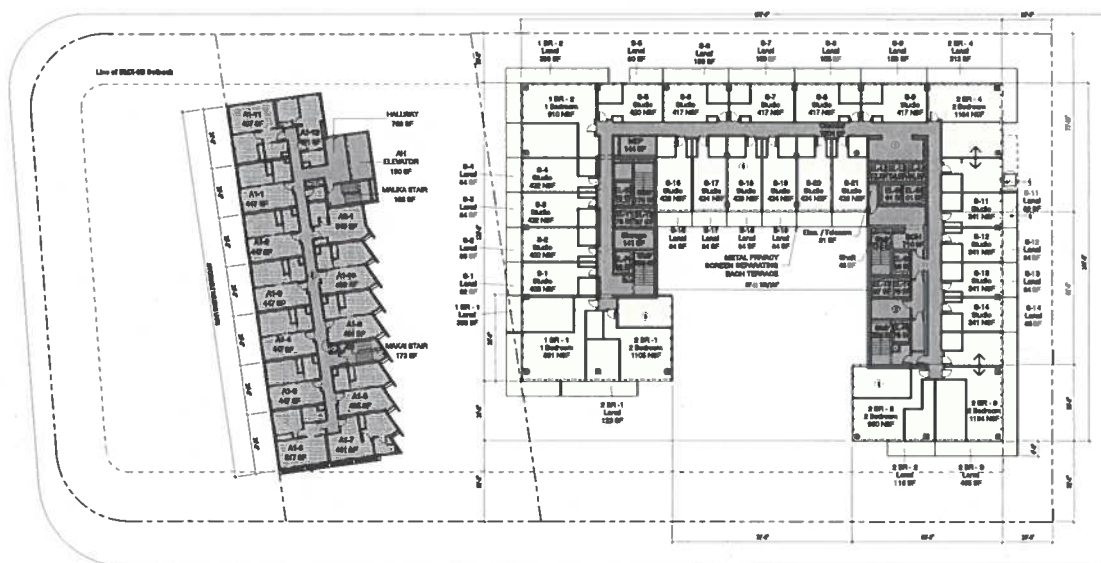
[illegible]**EXHIBIT A-4**

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

LEVEL 11 TYP. LINKED FLOOR PLAN



AUGUST 31, 2017



FEBRUARY 06, 2024

EXHIBIT A-5

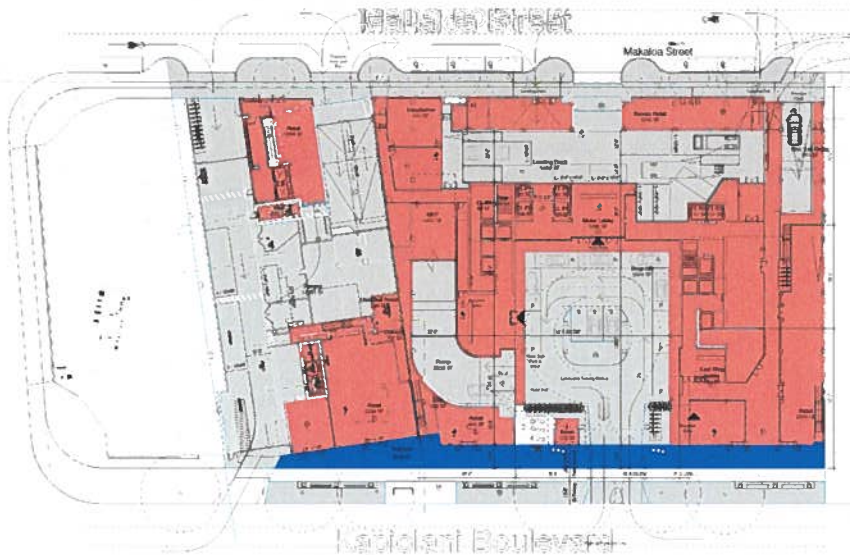


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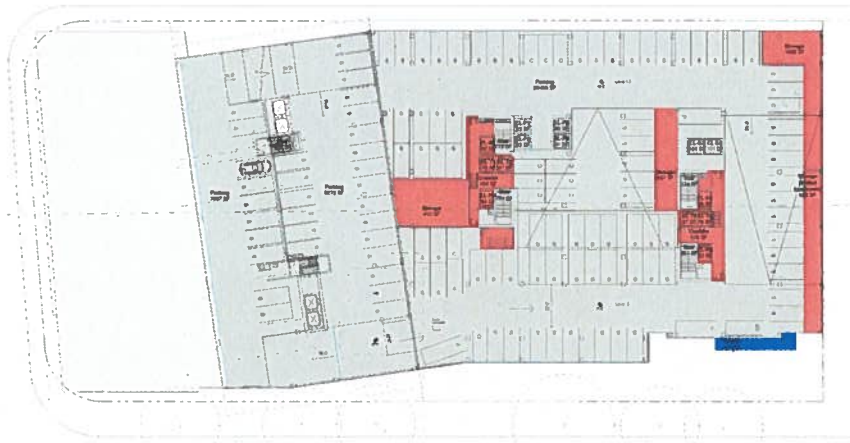
MANA'OLANA

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



- 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

LUO AREA REDUCTION PLANS



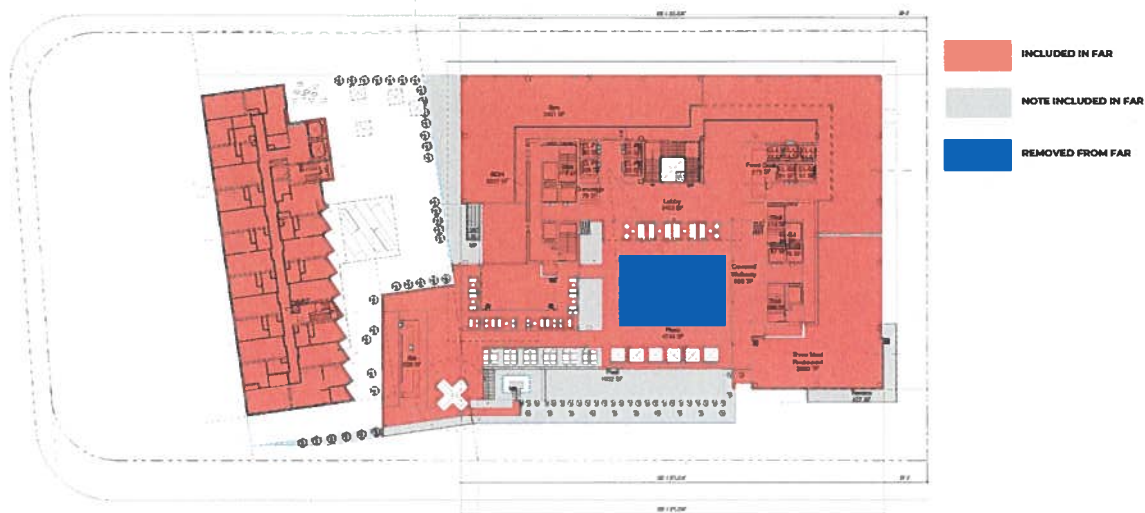
EXHIBIT A-6

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

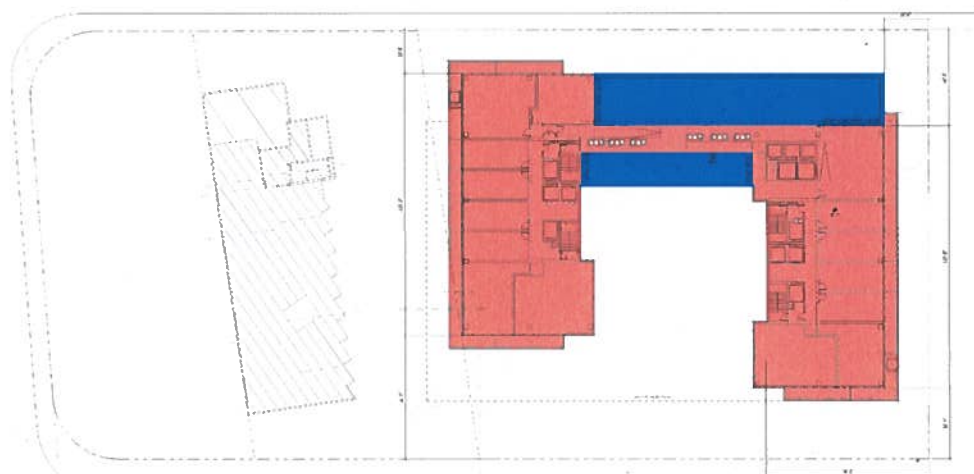


FIFTEEN HUNDRED KAPIOLANI

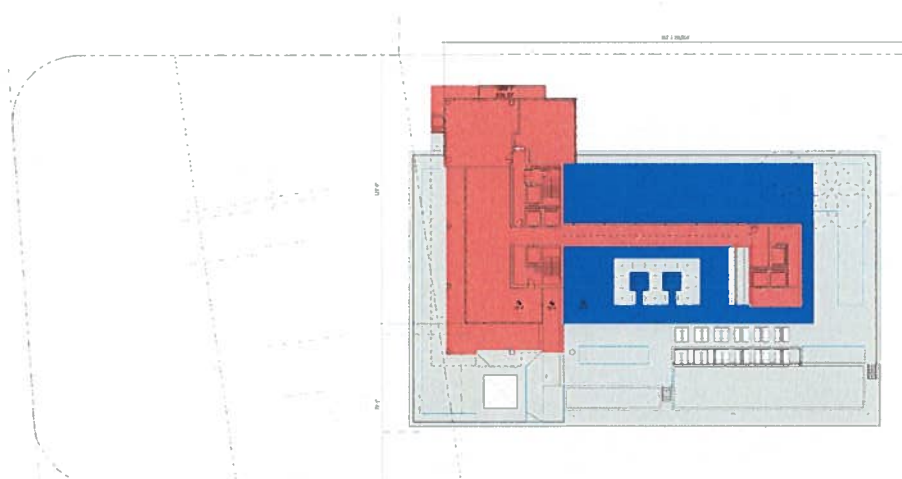
LUO AREA REDUCTION PLANS



LEVEL 7 LUO AREA REMOVED



LEVEL 14 LUO AREA REMOVED



LEVEL 34 LUO AREA REMOVED



EXHIBIT A-7

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

SCALE: 1" = 30'-0"



FIFTEEN HUNDRED KAPIOLANI

1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814
3 APRIL 2017

RECEIVED OFFICE OF THE ATTORNEY GENERAL
08 FEBRUARY 2024

EXHIBIT B

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SUSTAINABILITY CONCEPTS



PROJECT LOCATION

1

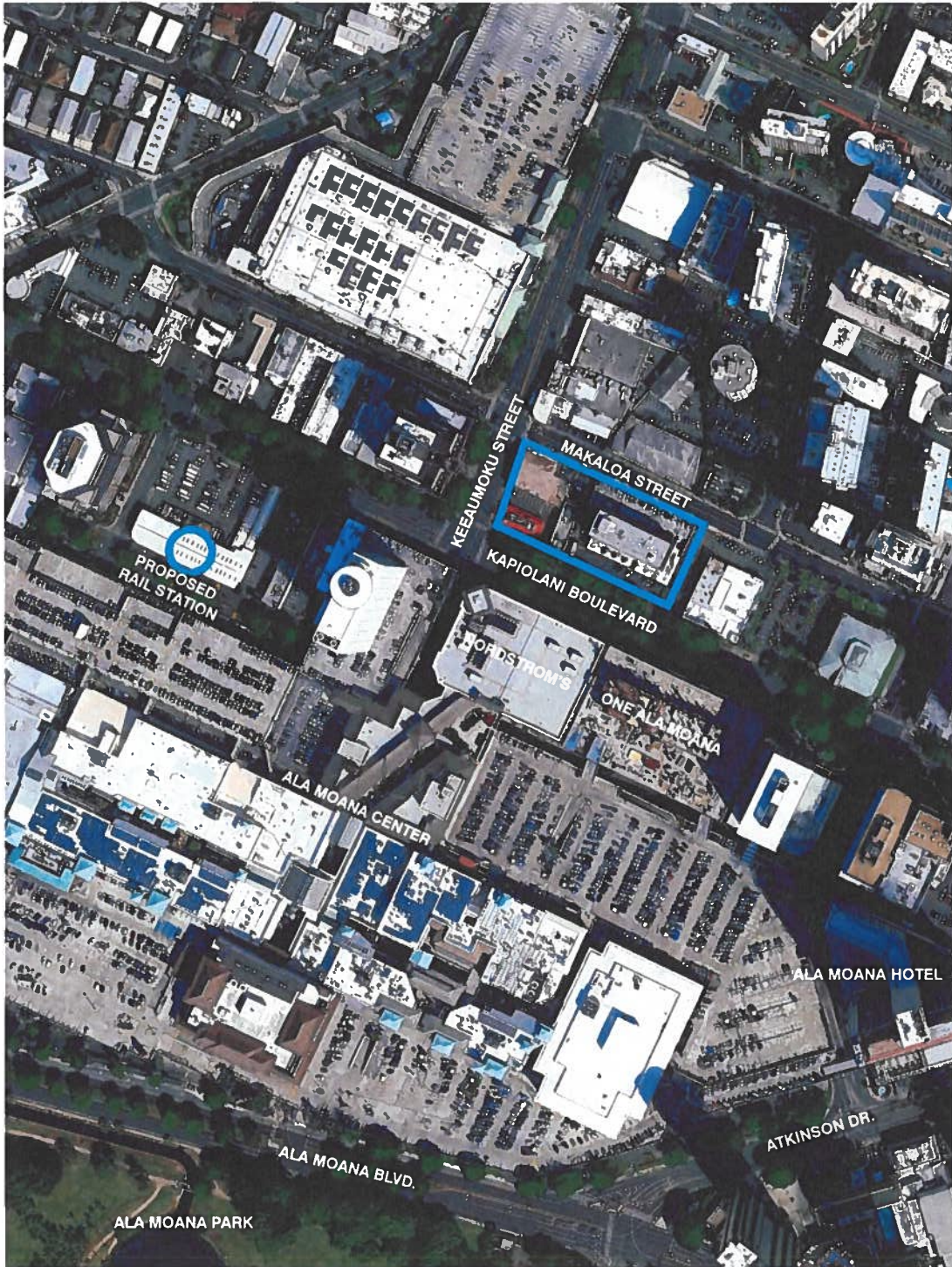


1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017

NOT TO SCALE



FIFTEEN HUNDRED KAPIOLANI



PROJECT LOCATION



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

NOT TO SCALE



FIFTEEN HUNDRED KAPIOLANI



VIEW, SOLAR, AND AXIS ANALYSIS

SITE ANALYSIS AND OPPORTUNITIES

Site Opportunities

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

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

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

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

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

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

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

Explore locating a Bike Share location along Kapiolani

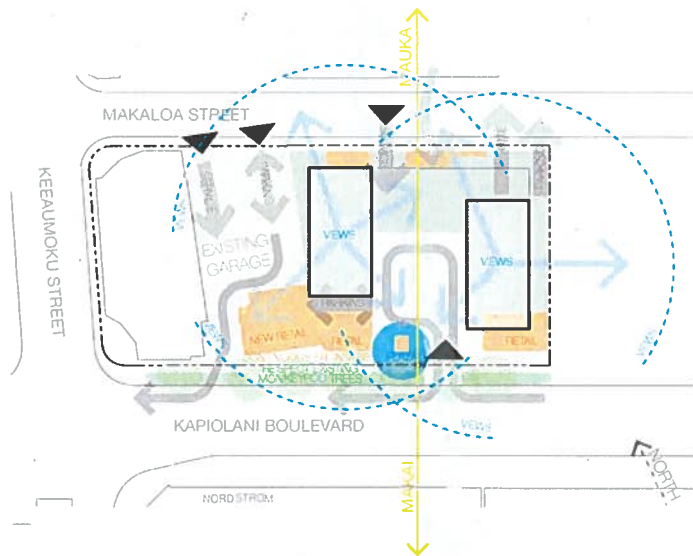
Provide enhanced streetscapes along the adjacent public streets.

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

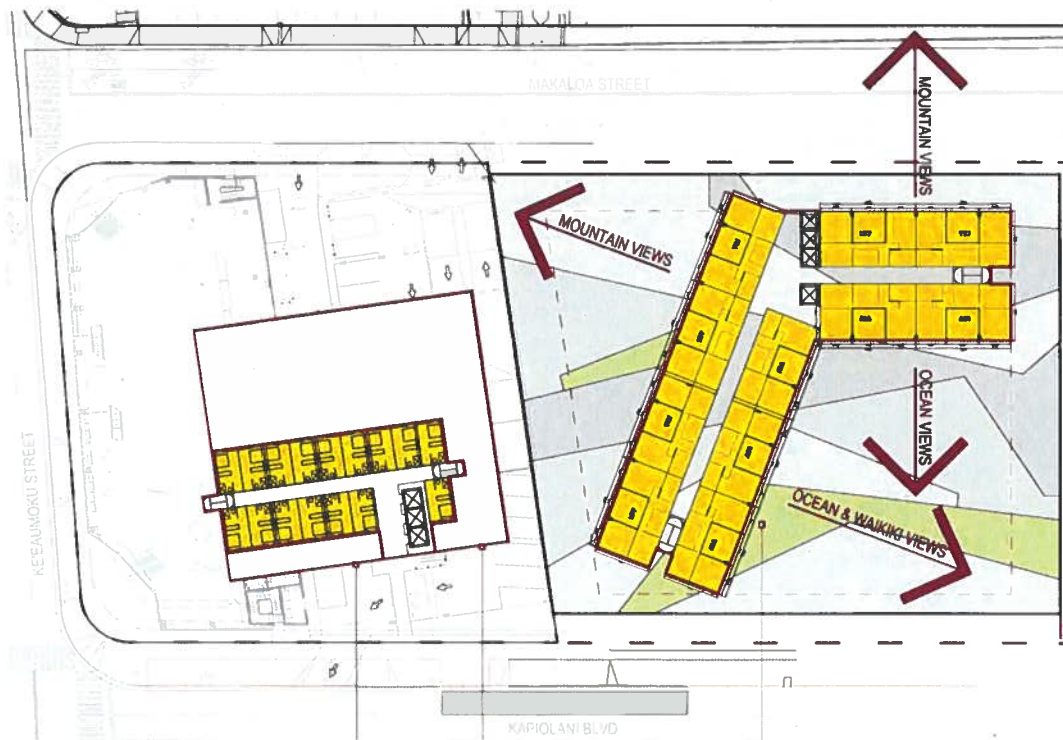
Respect and preserve the existing monkeypod trees along Kapiolani Boulevard.

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

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



SITE OPPORTUNITIES DIAGRAM



SEPTEMBER 2015

PREVIOUS CONCEPTS

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



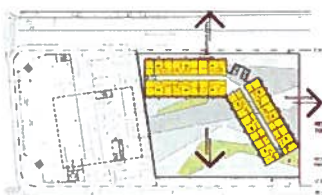
OCTOBER 2014



AUGUST 2015



AUGUST 2015



AUGUST 2015



AUGUST 2015



AUGUST 2015



AUGUST 2015



AUGUST 2015



AUGUST 2015



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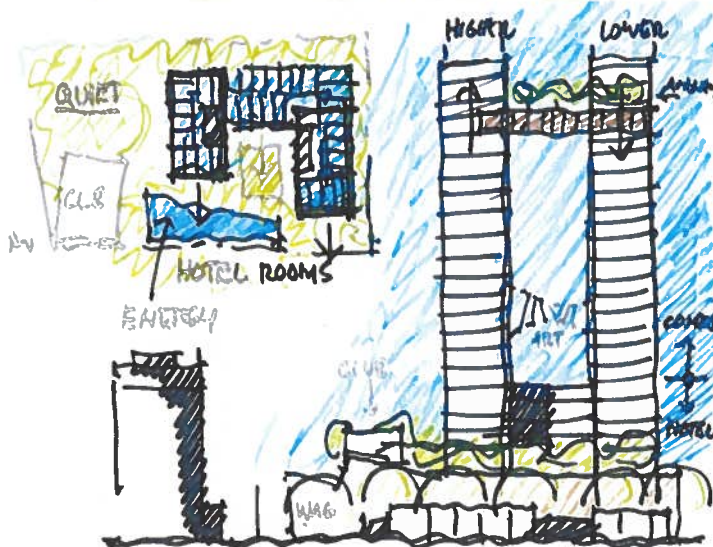
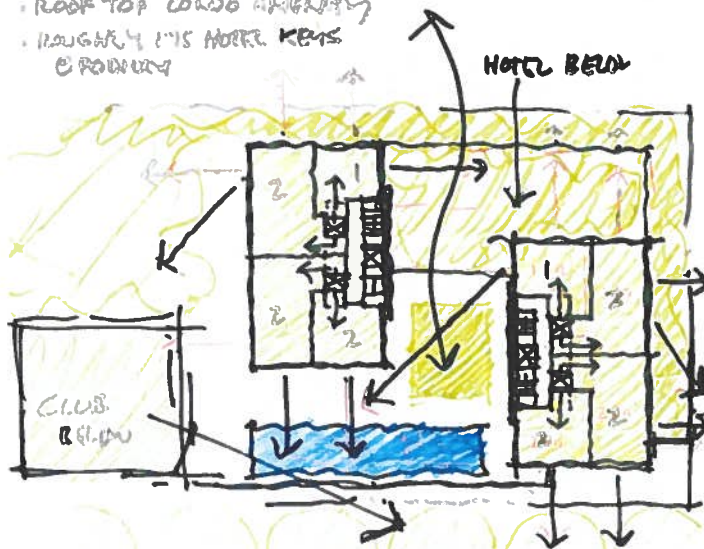
3 APRIL 2017

NOT TO SCALE

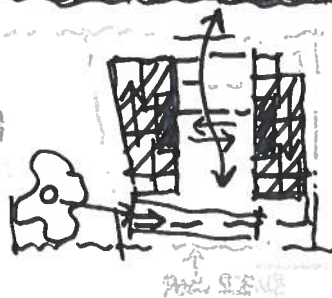


FIFTEEN HUNDRED KAPIOLANI

- MAUKA/MAKAI
- TWIN TOWERS 411'
- PODIUM POOL SCENE - AS TALL AS POSSIBLE
- ROOF TOP CONDO AMENITY
- ROUGHLY 115 HOTEL KEYS
- CROWDING



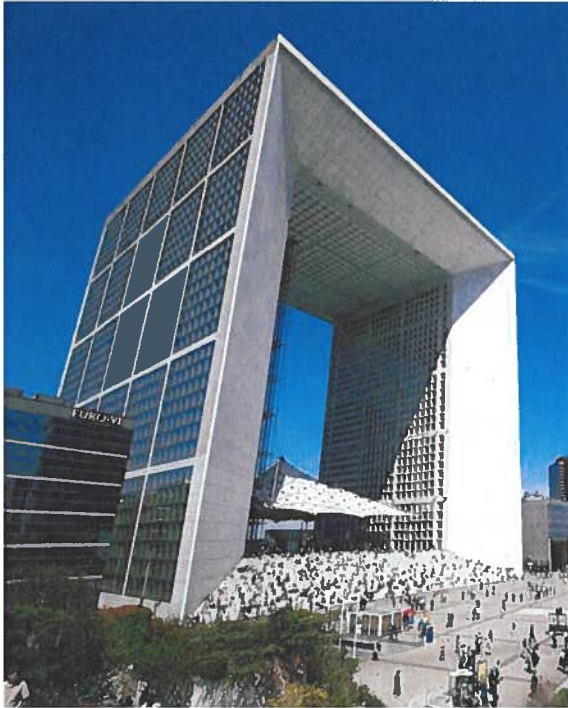
HIP + URBAN
HOTEL
LOTS OF GREEN
SEE / BE SEEN



CONCEPT SUMMARY

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

CONCEPTS



TOWER INSPIRATION

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NOT TO SCALE



RESIDENTIAL CHARACTER



SEEN HUNDRED KAPIOLANI



MANA OLANA



SKY GARDEN CONCEPTS



FIFTEEN HUNDRED KAPIOLANI



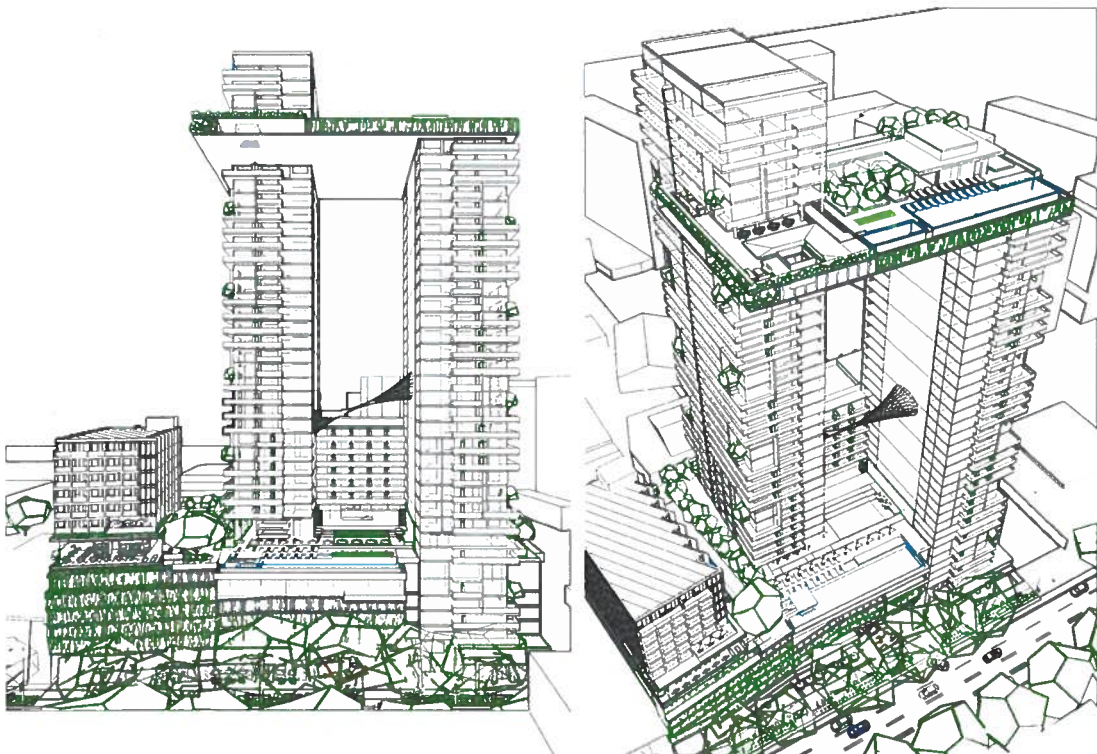
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MASSING STUDIES

FIFTEEN HUNDRED KAPIOLANI

MASSING DEVELOPMENT



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NOT TO SCALE

FIFTEEN HUNDRED KAPIOLANI

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)	BMD-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)	650,197 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 mechanical/overrides

LOADING SUMMARY

Loading Space Requirements*			
Category A:	Applicable SF/Unit	Floor Area Available	Loading Space Required
Retail (Includes Q Walgreens)	67,480 SF	49,035,490,000	4
Category B:	63,613 SF	80,000,000 + 1,780,000	4
Hotel	63,613 SF		
Category C:	158 DU	30-100	1
Multifamily Dwellings	158 DU		
Total Loading Space			9
Walgreens			0
Hotel Dwellings			7

* Per LDO Section 21-4.1.6.1

BICYCLE PARKING SUMMARY

Bicycle Parking Requirements*			
Use Per Table 21-4.1	Applicable Area/Floor	Parking Requirement (Bike)	Spaces Required
Existing Walgreens + Retail	48,782 SF	1/2000 SF	15.4
Existing and Existing Establishments	9,850 SF	1/2400 SF	4.0
Dwellings, Multifamily (Residential units only)	79,770 SF	1/1800 SF	43.9
Shooting Facilities** (Assembly Area only)	8,888 SF	1/130 SF	64.6
Hotel	444 Units	1/10 Units	44.4
Total			138.3
Total Provided			158

*Per TOD Section 3.4.5 Bicycle Parking, Table 5-2: Proposed Bicycle Parking Ratios

**TOD Units a ratio of 1/15 fixed seats, 10 ft/seat assumed.

PARKING REQUIRED (PER LUO TABLE 26.1)

Parking Requirements*			
Use Per Table 21-4.1	Applicable Area/Floor	Parking Requirement (Car)	Spaces Required
Existing Walgreens	47,315 SF	1/400 SF	118.8
Existing Walgreens	15,889 SF	1/400 SF	39.7
Dwellings, Multifamily	80 Units	1.0 Spaces/Unit	80.0
Small Units (500 SF + Units + 500 SF)	1 Unit	1.0 Spaces/Unit	1.0
Large Units (Units + 500 SF)	0 Units	1.0 Spaces/Unit	0.0
Hotel	158 Units Total	0.3 Spaces/Unit	47.4
Shooting Facilities (Assembly Area only)	6,888 SF	1/75 SF	91.8
Hotel (Shooting Units)	444 Units	1/1 Units	444.0
Total			681.7
Total Provided			681.7

*Per TOD Section 3.4.5 Bicycle Parking, Table 5-2: Proposed Bicycle Parking Ratios

**TOD Units a ratio of 1/15 fixed seats, 10 ft/seat assumed.

***Per Parking Agreement with Lessor

****TOD 21-4.1.6.1 states that 10% of residential parking spaces may be exempt (7' x 4' + 8' x 4')

LUO AREA SUMMARY

LUO Area Summary			
Category	Applicable Area/Floor	Parking Requirement (Car)	Spaces Required
Existing Walgreens	47,315 SF	1/400 SF	118.8
Existing Walgreens	15,889 SF	1/400 SF	39.7
Dwellings, Multifamily	80 Units	1.0 Spaces/Unit	80.0
Small Units (500 SF + Units + 500 SF)	1 Unit	1.0 Spaces/Unit	1.0
Large Units (Units + 500 SF)	0 Units	1.0 Spaces/Unit	0.0
Hotel	158 Units Total	0.3 Spaces/Unit	47.4
Shooting Facilities (Assembly Area only)	6,888 SF	1/75 SF	91.8
Hotel (Shooting Units)	444 Units	1/1 Units	444.0
Total			681.7
Total Provided			681.7

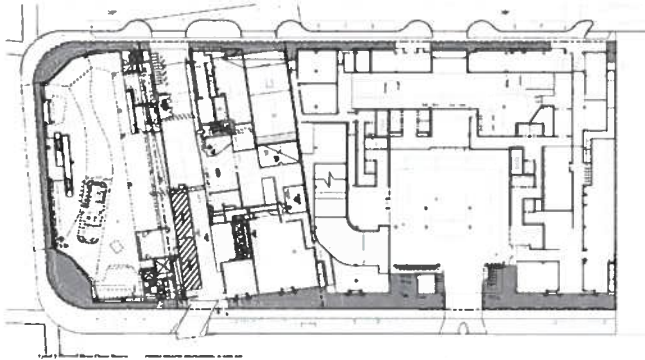
PROJECT INFORMATION

FIFTEEN HUNDRED KAPIOLANI



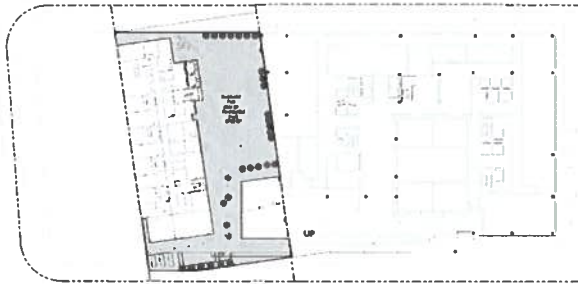
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Level 1 Ground Floor Open Space
T = 40'-0"

GROUND FLOOR OPEN SPACE
PROVIDED: 8,380 SF



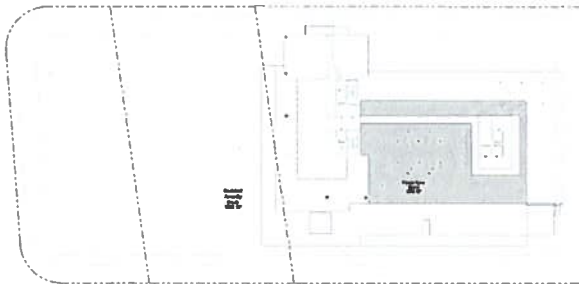
Park Space - Level 7 Pool Deck
Park Space - Level 6.5
T = 40'-0"

PARKS AND PLAYGROUNDS SUMMARY

Required Land Area for Parks and Playgrounds*			
Applicable DU/SF	Requirement	Required SF	
Maximum Permitted Floor Area	780,730 SF 10%	78,073 SF	
OR (whichever is less)			
Dwelling Units	118 Units 110 SF/DU	12,980 SF	
Required Parks and Playgrounds Area		12,980 SF	

*Per RCH 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	4,118 SF
Total Provided	12,979 SF



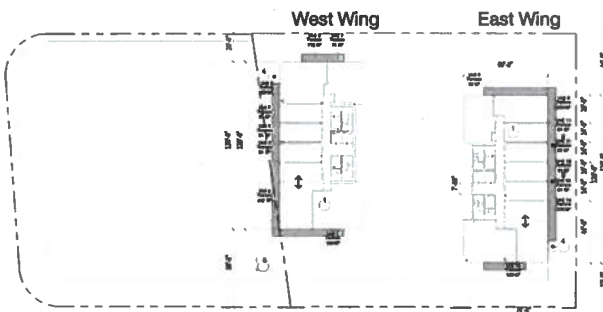
Park Space - Level 34
Park Space - Level 34
T = 40'-0"

AMENITY SPACE SUMMARY

Amenity Space Required		
Club and Social Services	Club and Social Services	Club and Social Services
Meeting Facilities	4,884 SF	
Recreation		
Swimming (Indoor)		27,510 SF
Spa/Relax		6,530 SF
Swimming and Other Recreation		6,530 SF
Amenity Space Requirement Ratio*	2.3%	5.0%
Total Applicable SF	6,488 SF	36,080 SF
Total SF Required	167,112 SF	2,024,000 SF
Total Amenity Space Provided	6,488 SF	

*Per Aloha Islands Neighborhood TOD Draft Final Plan, March 2016, Table 5-3

Amenity Space Provided	
Classification	Area
Indoor (2 Typical Levels)	4,118 SF
Total Provided	4,118 SF



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



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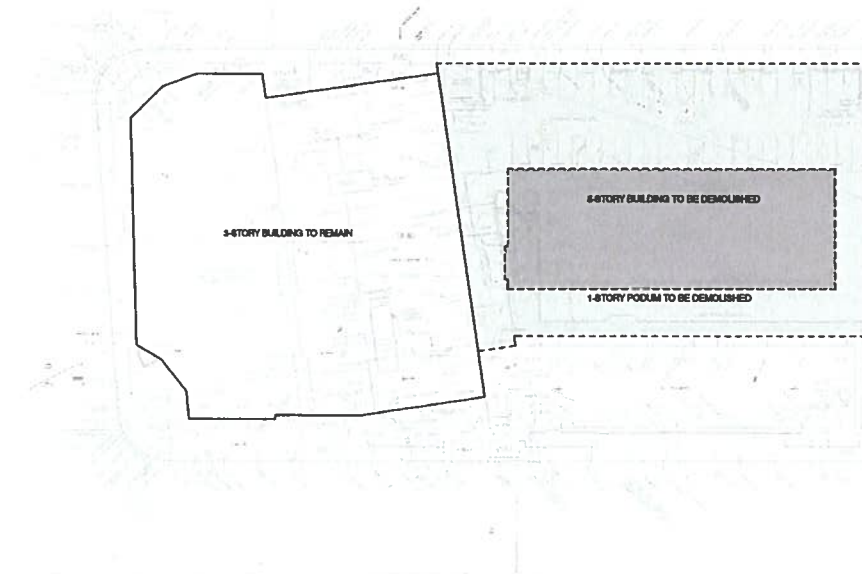
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 06 FEB 2024



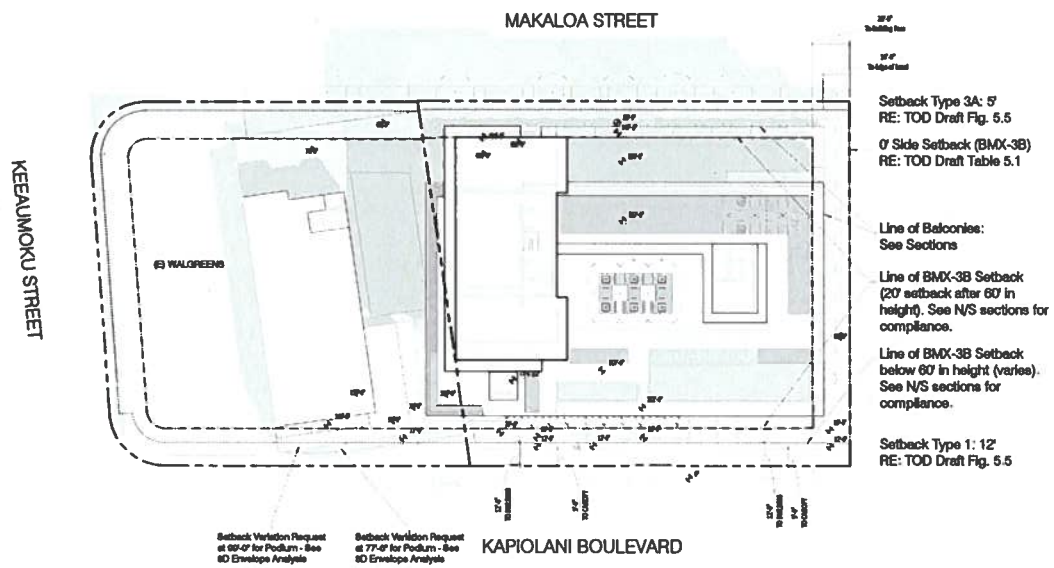
AMENITY AND PARK SPACE ANALYSIS

FIFTEEN HUNDRED KAPIOLANI

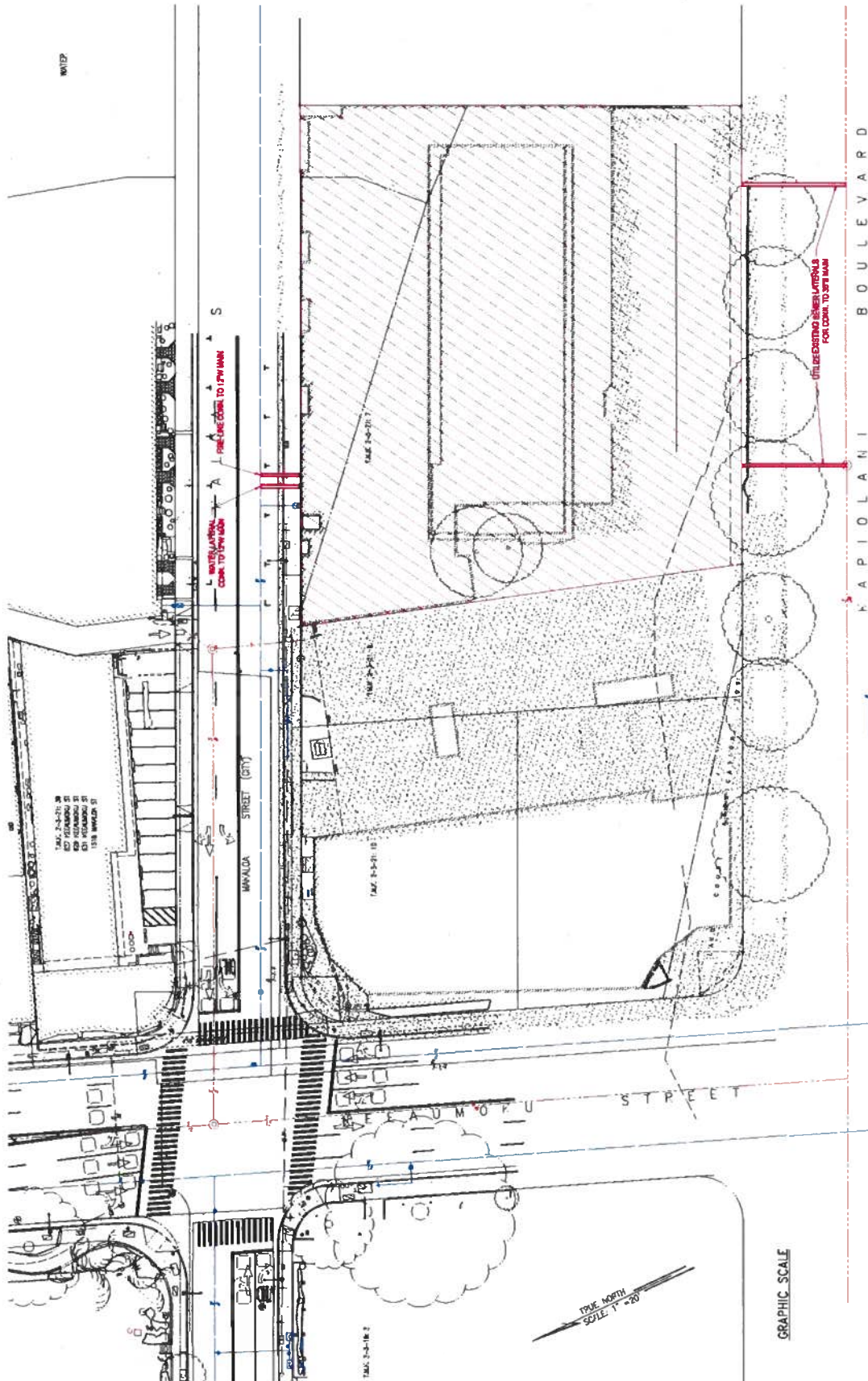
DEMOLITION PLAN & SETBACK ANALYSIS



Demo Plan



Site Setback Analysis



UTILITY PLAN

FIFTEEN HUNDRED KAPIOLANI

h.

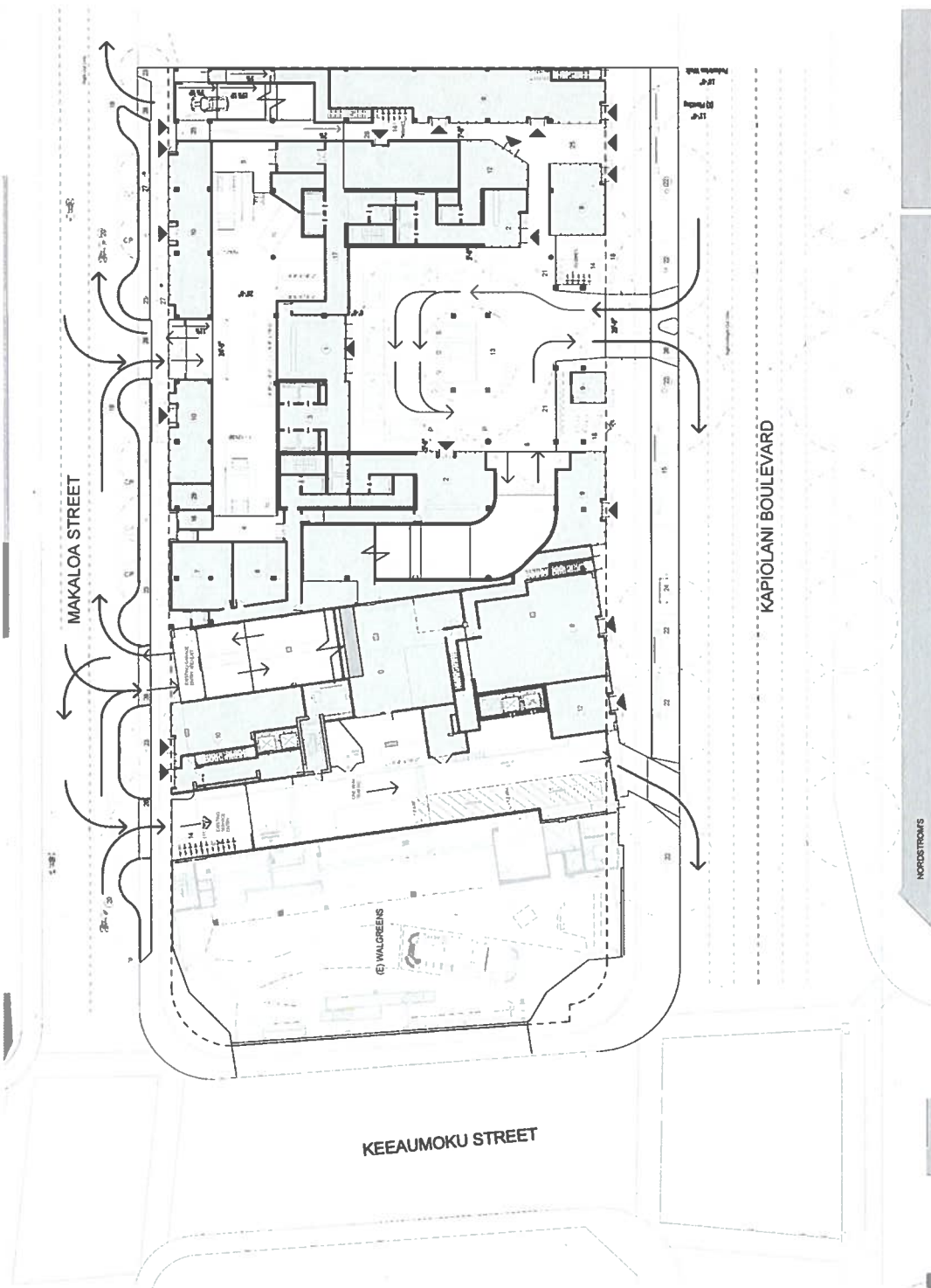
MANA'OLEANA

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MANA OLANA

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



Site Plan
1" = 20'-0"

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
- 12 RESIDENT EXIT ONLY
- 13 RESTAURANT LOBBY

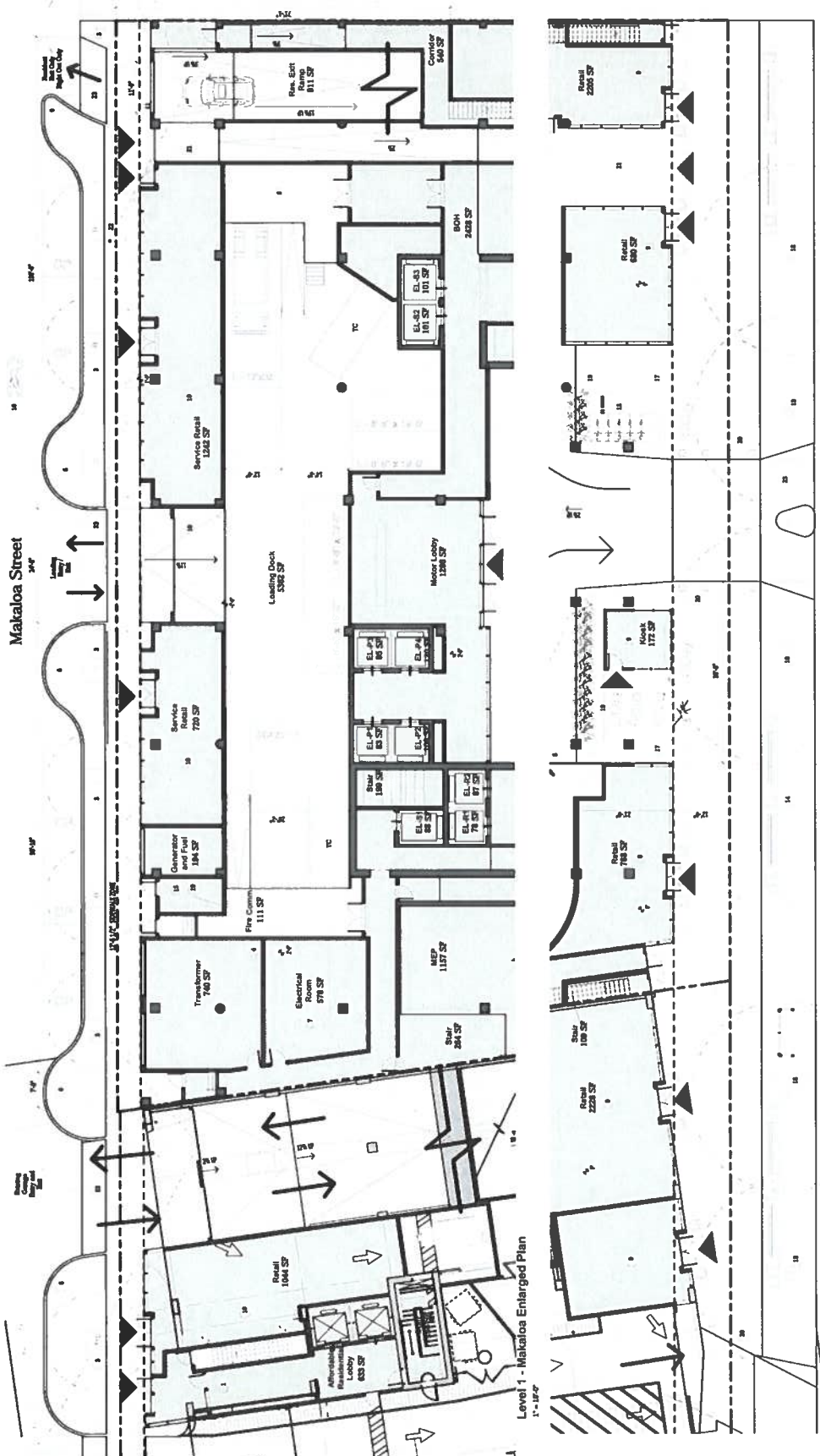
- 14 GARDEN
- 15 BICYCLE PARKING (TOTAL)
- 16 PEDESTRIAN BENCHES
- 17 FIRE CONTROL ROOM
- 18 BACK OF HOUSE
- 19 PUBLIC PLAZA/PARKLET

- 20 NEW BUILD-OUTS ALONG MAKALOA
- 21 NEW SHADOWS ALONG MAKALOA
- 22 BAMBOO SCREENING HEDGE
- 23 EXISTING MONKEYPOD TREES TO REMAIN
- 24 NEW STREET TREES PER CITY STANDARD
- 25 NEW BUS-STOP SHELTER

- 26 NEW PEDESTRIAN WALKWAY
- 27 APRON
- 28 APPROXIMATE VEHICLE SIGHT-LINES
- 29 EMPLOYEE ENTRANCE
- 30 GENERATOR

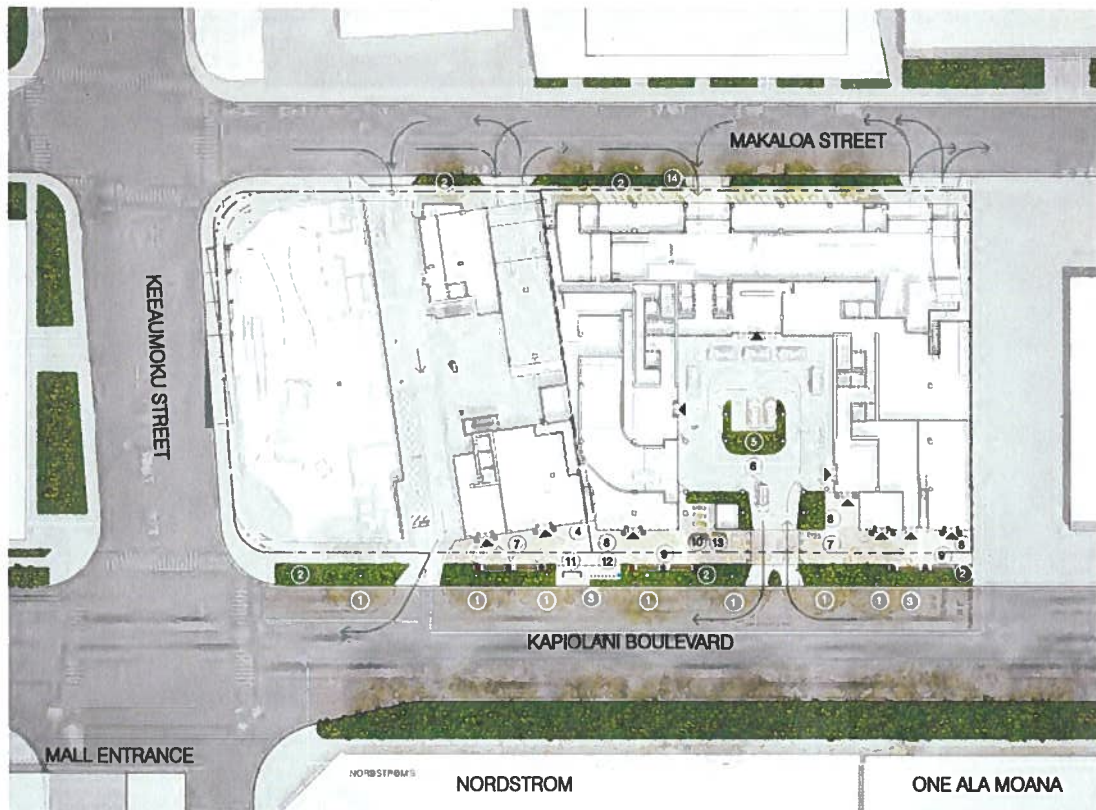
SITE PLAN

FIFTEEN HUNDRED KAPIOLANI



STREET FRONTAGE PLANS



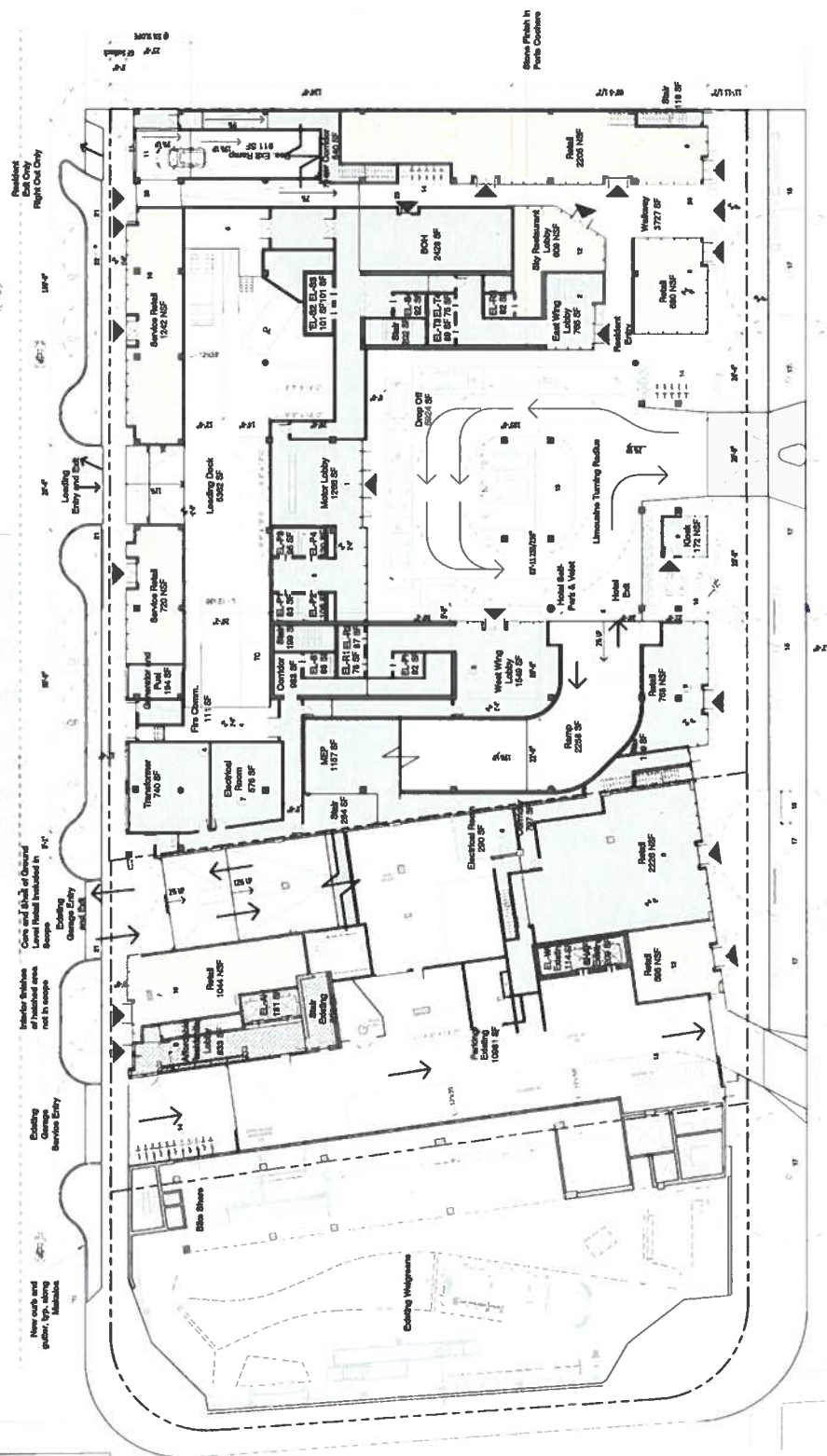


LANDSCAPE PLAN

- 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.
- 6 TROPICAL GARDEN WITH SUPPLEMENTAL ILLUMINATION.
- 6 HANGING HORIZONTAL TROPICAL CANOPY GARDEN AT SOFFIT ABOVE.
- 7 VERTICAL GARDEN ABOVE. APPROXIMATELY 5000 SF WITH UNIQUE LIGHTING EFFECTS.
- 8 STONE PAVERS. PATTERN AND VARIETY TBD.
- 9 RENEWABLE TROPICAL HARDWOOD INFORMAL FIXED BENCH SEATING.
- 10 CENTERPIECE SCULPTURE AND PUBLIC PLAZA/PARKLET.
- 11 IMPROVED BUS STOP SHELTER WITH RENEWABLE TROPICAL HARDWOOD.
- 12 POTENTIAL BIKE SHARE.
- 13 MOVEABLE PARISIAN PARK CHAIR KIOSK SEATING.
- 14 NEW STREET TREES PER CITY STANDARD.

GENERAL NOTE: LANDSCAPED AREAS TO BE FULLY IRRIGATED.

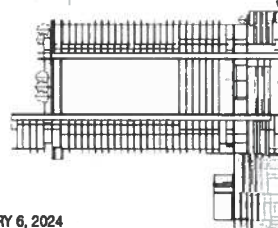
LEVEL 1 FLOOR PLAN



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

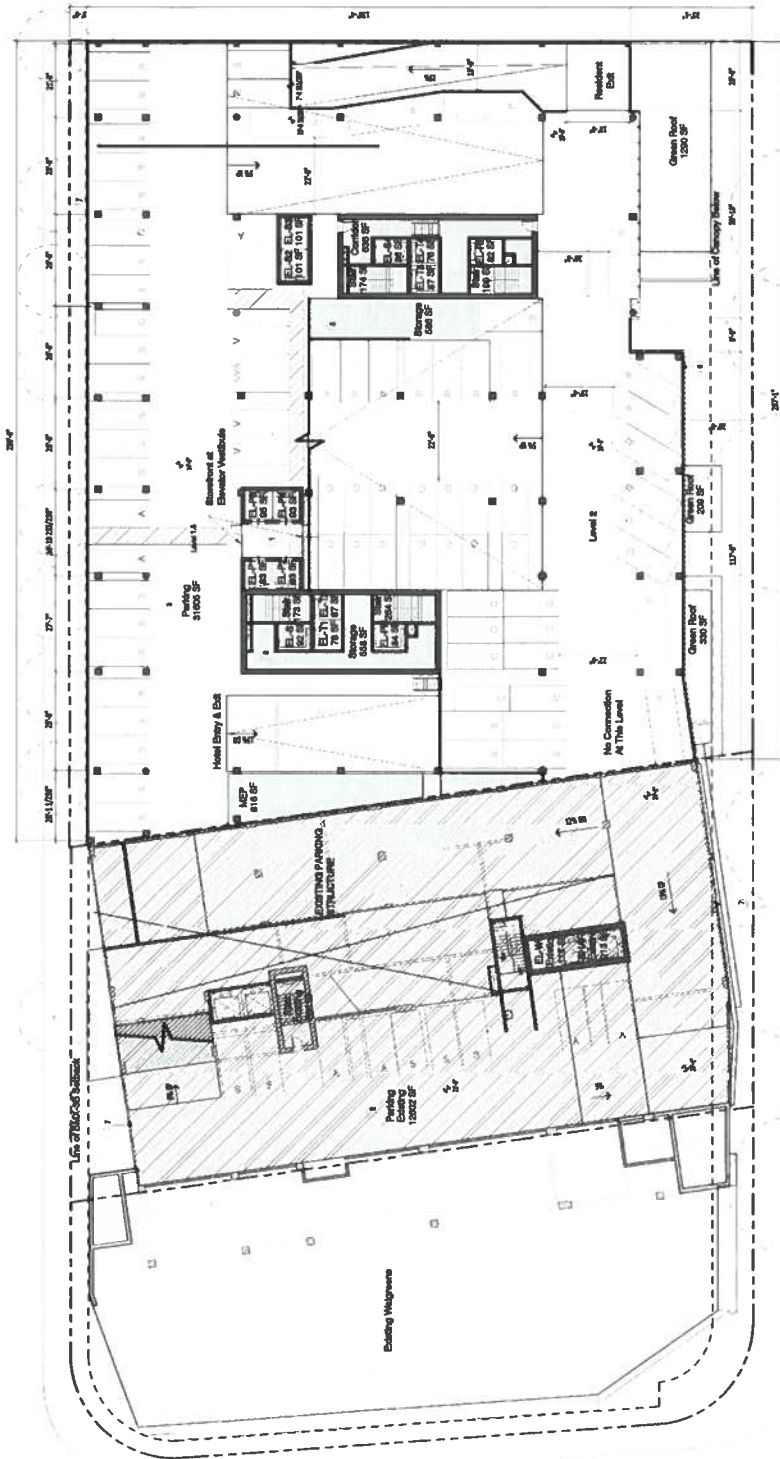
8 10 32

FIFTEEN HUNDRED KAPOLANI 9





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



Project Parking Schedule			Project Parking Schedule			Project Parking Schedule		
Level	Type	Count	Level	Type	Count	Level	Type	Count
Level 5 Parking	Permit	3	Level 3 Parking	Compact	29	Level 5 Parking	Permit	3
Level 5 Parking	Standard	118	Level 3 Parking	Permit	4	Level 5 Parking	Standard	118
			Level 3 Parking	Standard	2			
			Level 3 Parking	Van	131	Level 6 Ballroom	Standard	25
			Level 4 Parking	Compact	31	Level 6.5 AH	Accessible	1
			Level 4 Parking	Permit	3	Level 6.5 AH	Community	6
			Level 4 Parking	Standard	89	Level 6.5 AH	Standard	7
			Level 4 Parking	Van	123			
			Level 5 Parking	Compact	6			
			Level 5 Parking	Permit	1			
			Level 5 Parking	Standard	487			

LEVEL 2 PARKING PLAN

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

1 HOTEL LOBBY AND BALLROOM ACCESS

2 RETAIL PARKING

3 HOTEL AND RESIDENT PARKING

4 BIKE STORAGE

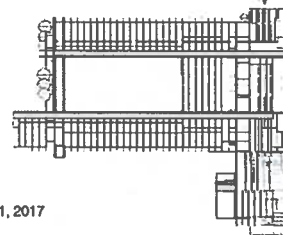
5 STORAGE

6 GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGNETTES

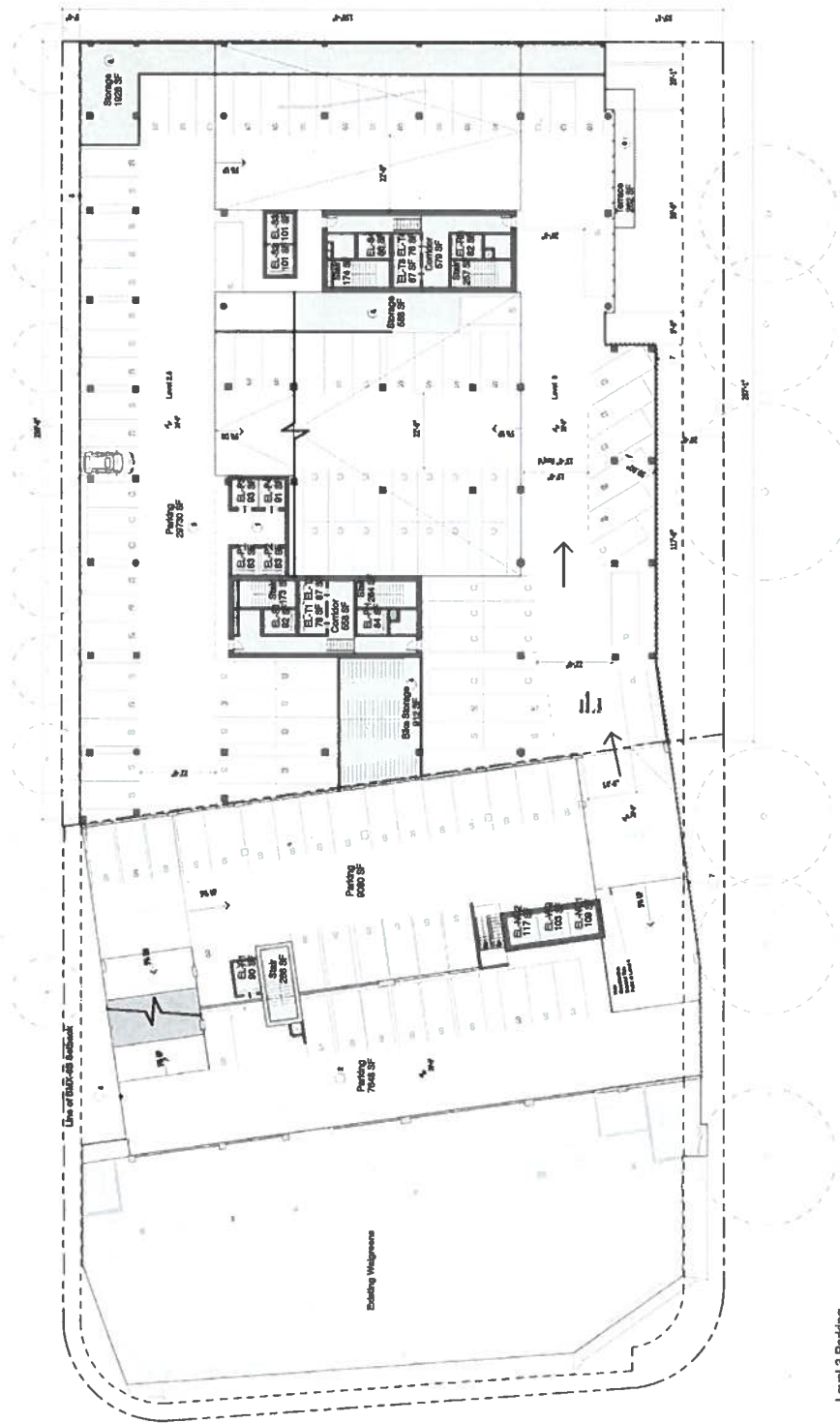
7 ARTICULATED PERFORATED METAL PANEL SYSTEM FOR GARAGE VENTILATION



FIFTEEN HUNDRED KAPIOLANI



LEVEL 3 PARKING PLAN



Project Bicycle Parking Schedule

Level	Count
Level 1	21
Level 3 Parking	63
Level 4 Parking	63
Level 5 Parking	18
Grand total:	165

Label	Description	Size
A	Accessible	8'-0" x 18'-0" x 5' Aisle
B	Bicycle	1'-3" x 18'-0"
C	Compact	7'-5" x 18'-0"
CP	Compact Parallel	7'-5" x 19'-0"
L 6.5x19	Loading 6.5' x 19'	6'-0" x 19'-0" x 10'-0" (V)
L 12x35	Loading 12' x 35'	12'-0" x 35'-0" x 1'-0" (V)
P	Parallel	8'-0" x 22'-0"
S	Standard	6'-3" x 16'-0"
V	Van	11'-0" x 18'-0" x 5' Aisle

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

Level 3 Parking
178 - 179
(LEVEL 4 SIMILAR)



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

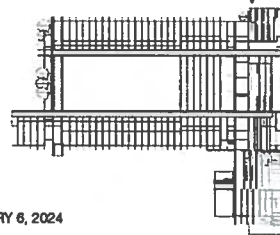
FIFTEEN HUNDRED KAPIOLANI



ahl.

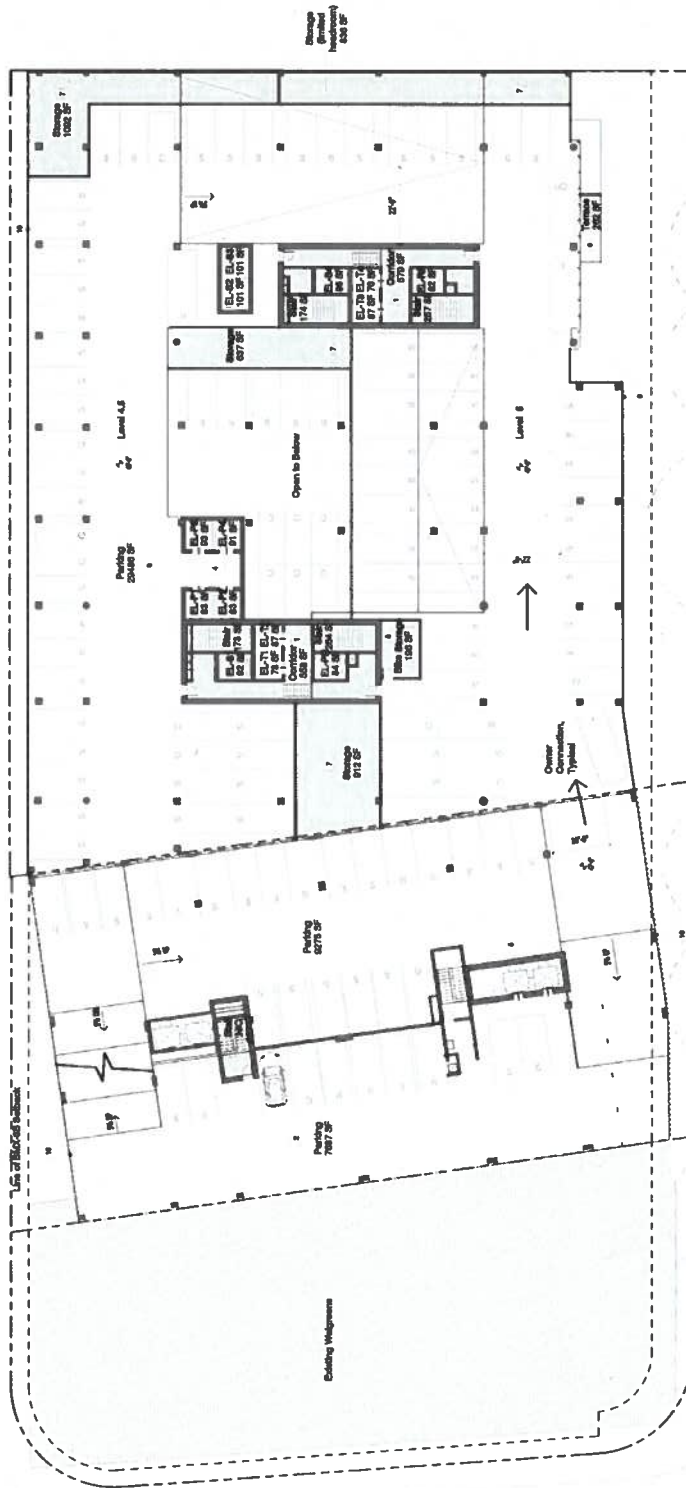


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FIFTEEN HUNDRED KAPIOLANI

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



NOTE: ALL AREAS MEASURED FROM UNIT
GRIDS 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 STREET DRAIN

7. RESIDENTIAL STORAGE

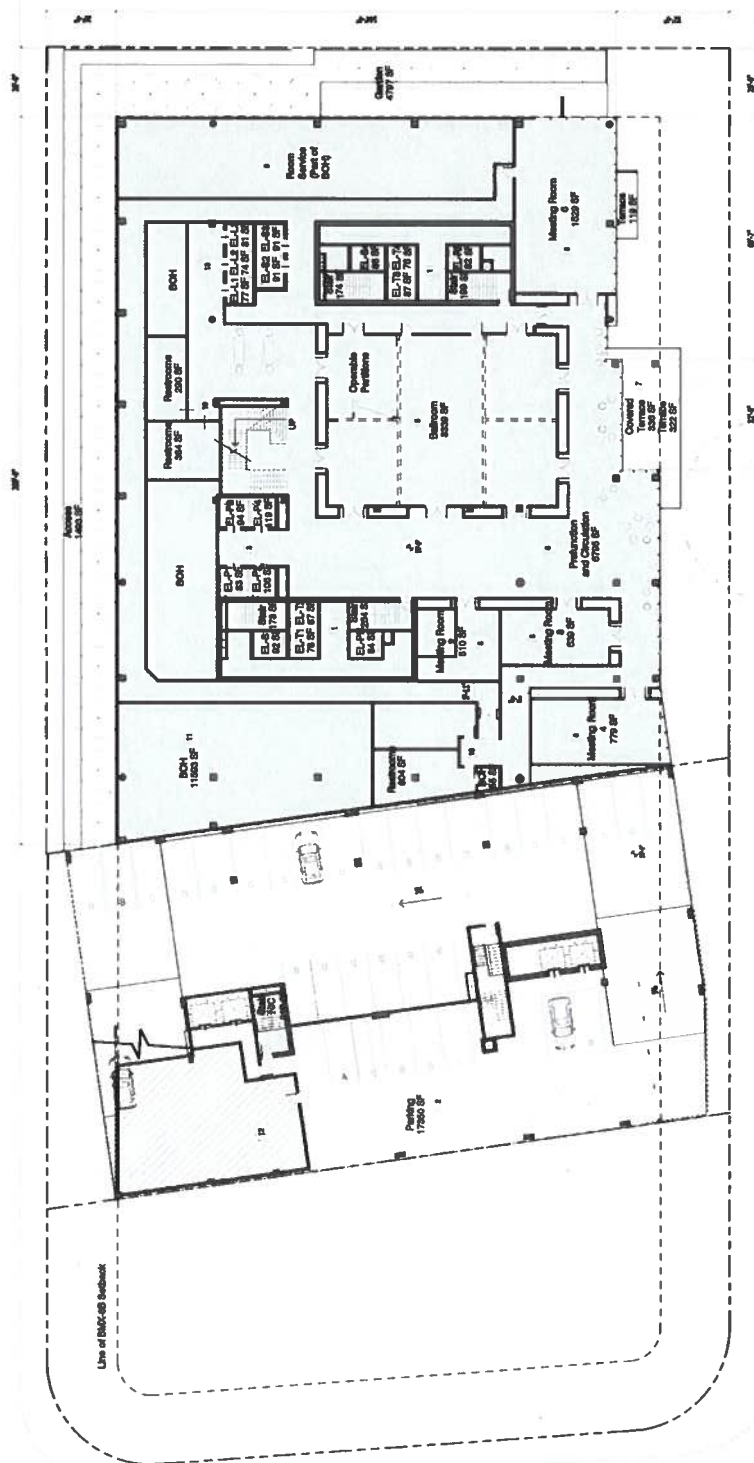
- 1. BIKE STORAGE ACCESSIBLE BY FOB ENTRY
- 2. GREENWALL CONSTRUCTED USING INTERCHANGEABLE MODULAR PLANTING BAGGAGES
- 3. ARTICULATED PERSONATED METAL PANEL SYSTEM FOR GARAGE VENTILATION

Parking Stall Key

Label	Description	Size
A	Accessible	8'-0" x 18'-0" x 5' Aisle
B	Recycle	1'-0" x 6'-0"
C	Compact	7'-0" x 18'-0"
D	Compact Parallel	7'-0" x 18'-0"
E	Compact Parallel	8'-0" x 18'-0" x 10'-0" (A)
F	Parallel	12'-0" x 18'-0" x 2'
G	Parallel	12'-0" x 18'-0"
H	Parallel	8'-0" x 22'-0"
I	Parallel	8'-0" x 18'-0"
J	Van	11'-0" x 18'-0" x 5' Aisle

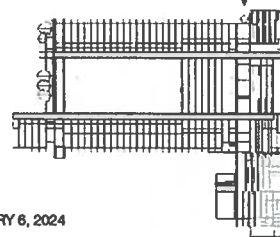
LEVEL 5 PARKING PLAN

LEVEL 6 BALLROOM PLAN

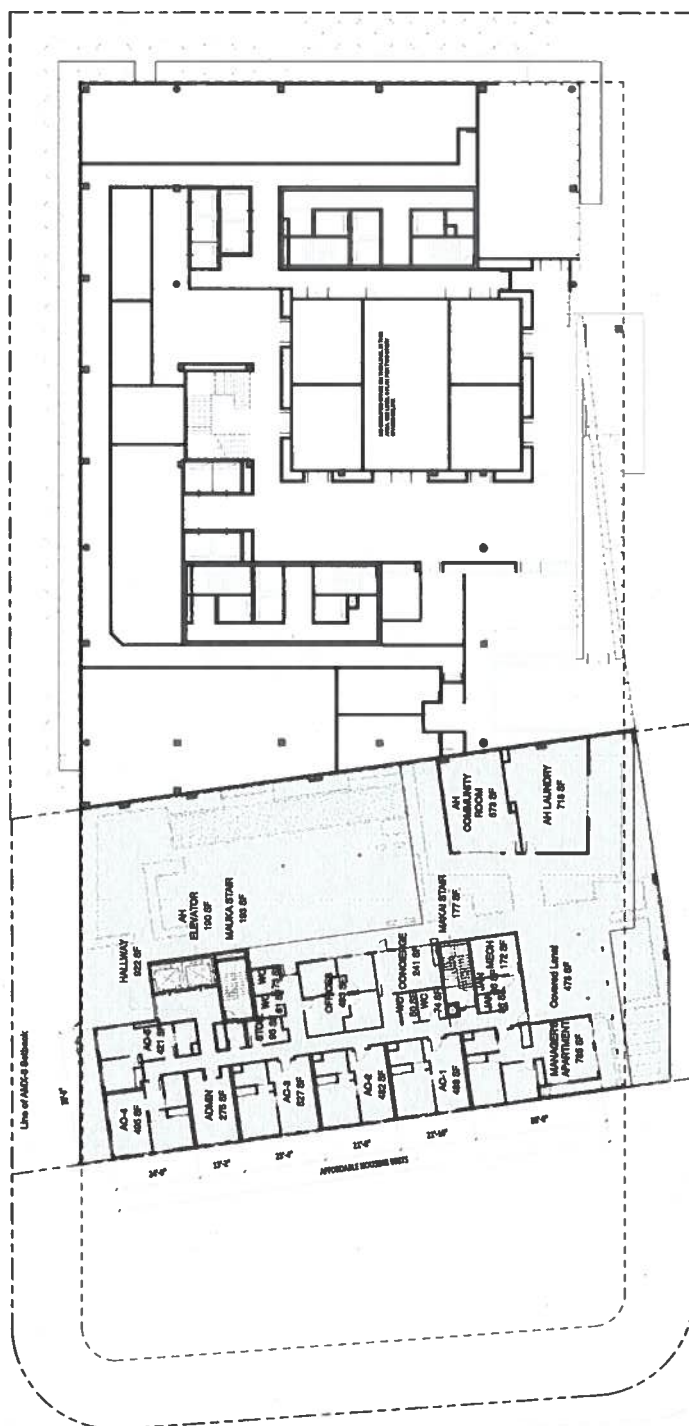


NOTE: ALL AREAS MEASURED BOMA UNIT
GROSS UNLESS NOTED OTHERWISE.

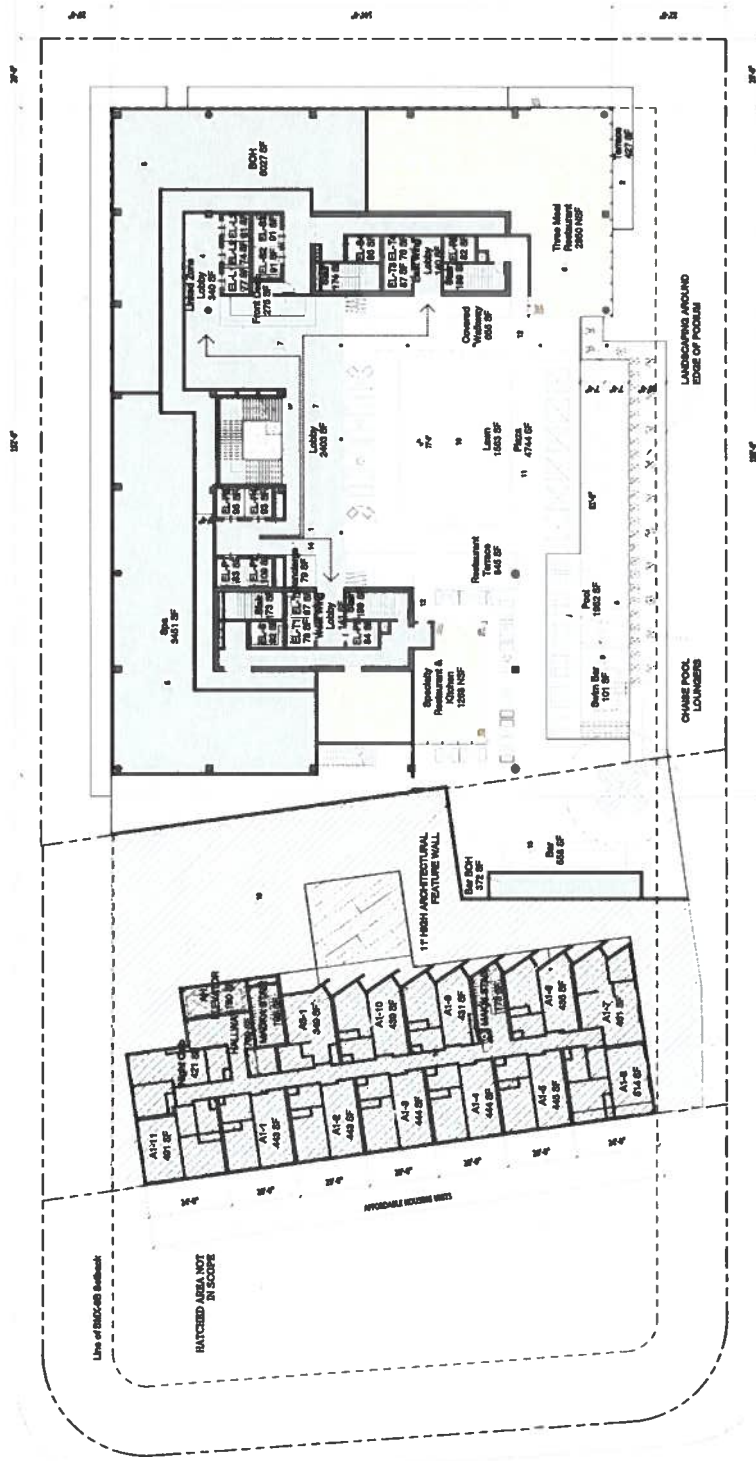
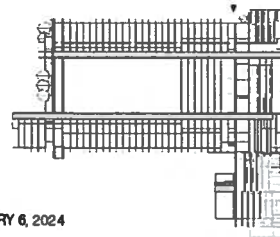
- 9 REBIDIT ACCESS
- 10 NEW EXIST. PARKING BUILT ABOVE EXISTING PARKING STRUCTURE
- 11 HOTEL LOBBY AND BALLROOM ACCESS
- 12 CONNECTION TO EXISTING GARAGE
- 13 BALLROOM
- 14 BALLROOM PREFUNCTION
- 15 TERRACE WITH STONE FINISH SLOPED TO STREET DRAIN
- 16 MEETING ROOMS
- 17 ROOM SERVICE KITCHEN
- 18 RESTROOMS
- 19 BACK OF HOUSE
- 20 MECHANICAL AREA
- 21 GUEST LIFTS



FIFTEEN HUNDRED KAPIOLANI



LEVEL 6.5 AFFORDABLE HOUSING



LEVEL 7 POOL DECK PLAN

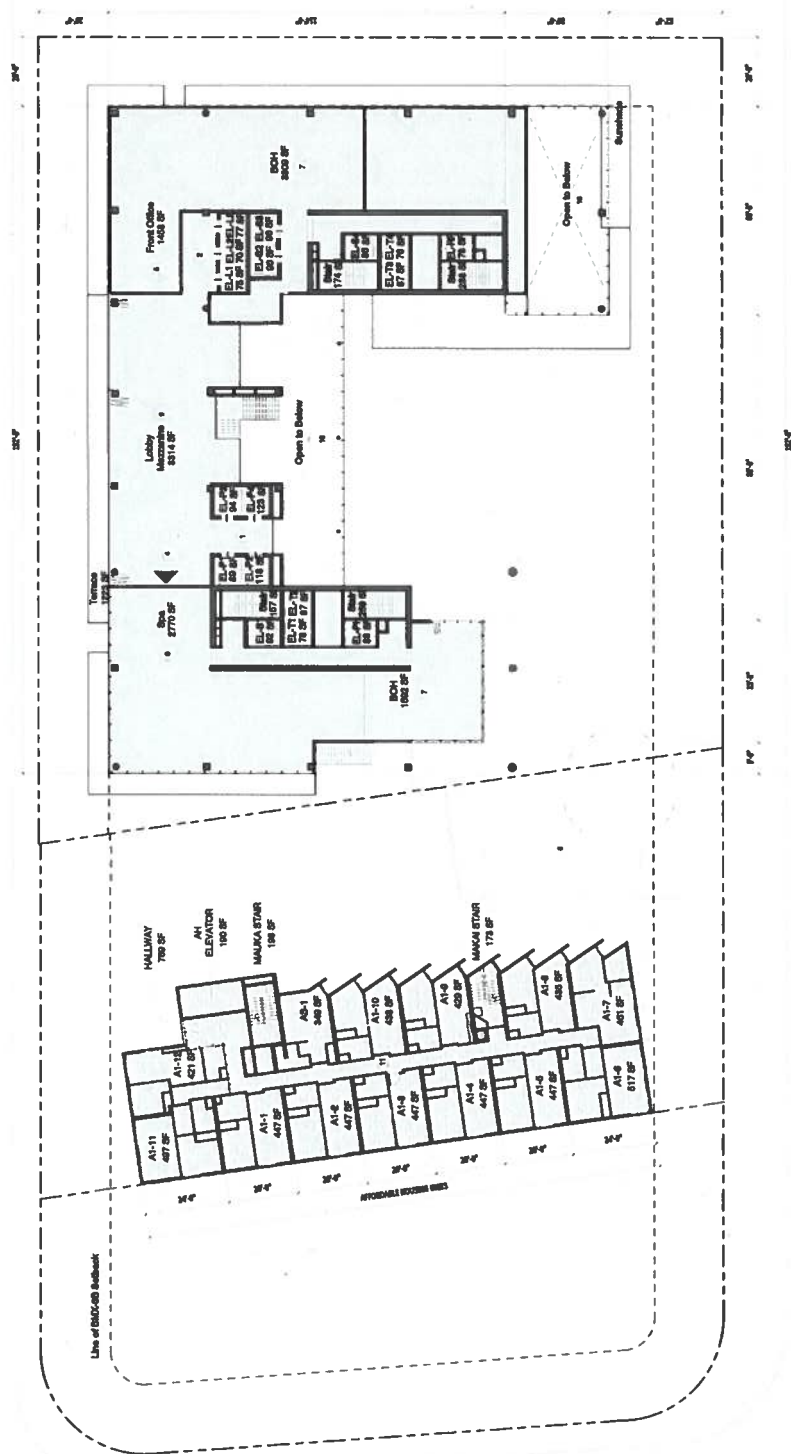
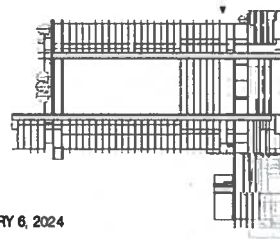
- NOTE: ALL AREAS MEASURED FROM UNIT GROSS UNLESS NOTED OTHERWISE.
- HOTEL LOBBY OPENING UP TO LAWN AND POOL DECK WITH BIFOLD DOOR SYSTEM, BALLROOM ACCESS THROUGH LIFTS
 - TERRACE WITH STONE FINISH SLOPED TO SHEET DRAIN
 - BACK OF HOUSE
 - GUEST LIFTS
 - BPA
 - DOUBLE HEIGHT SPACE THREE MEAL RESTAURANT
 - HOTEL RECEPTION AND FRONT DECK
 - STAINLESS STEEL SWIMMING POOL
 - SMALL UP BAR WITH SUBMERGED SEATING
 - LAWN AND GARDEN AREA
 - POOL DECK PLAZA WITH SEAMLESS INDOOR/OUTDOOR TRANSITION TO LOBBY AREA
 - RECURRENT ACCESS TO POOL DECK
 - POOL DECK BAR WITH SEATING AND BOH STORAGE
 - CONCOURSE
 - RESAULTY RESTAURANT WITH BIFOLD DOOR SYSTEM OPENING UP TO TERRACE
 - PROPOSED AFFORDABLE HOUSING - NOT IN SCOPE

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

FIFTEEN HUNDRED KAPIOLANI



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NOTE: ALL AREAS MEASURED ROOM UNIT CROSS UNLESS NOTED OTHERWISE.

1 HOTEL LOBBY, BALLROOM, AND PARKING

2 GUEST LIFTS

3 SPA

4 SPA ENTRANCE

5 NOT USED

6 POOL UNIT BELOW

7 BACK OF HOUSE

8 FRONT OFFICE

9 LOBBY MEZZANINE WITH BEGOLD DOORS

10 OPEN TO BELOW

11 PROPOSED AFFORDABLE HOUSING - NOT IN SCOPE

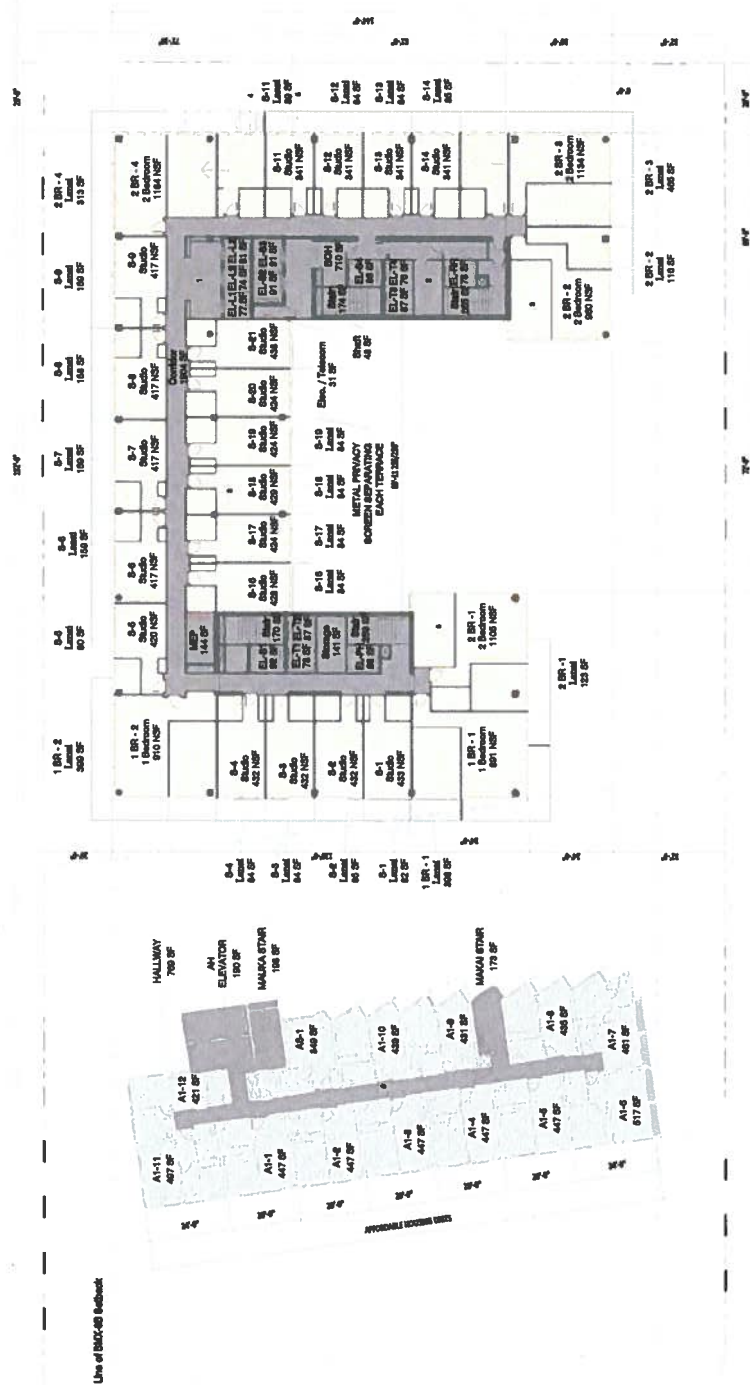
LEVEL 7.5 MEZZANINE PLAN

FIFTEEN HUNDRED KAPIOLANI
SCALE: 1/8" = 1'-0"

LEVEL 11 TYP. LINKED FLOOR PLAN

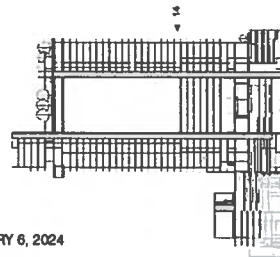
FIFTEEN HUNDRED KAPLANI,

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

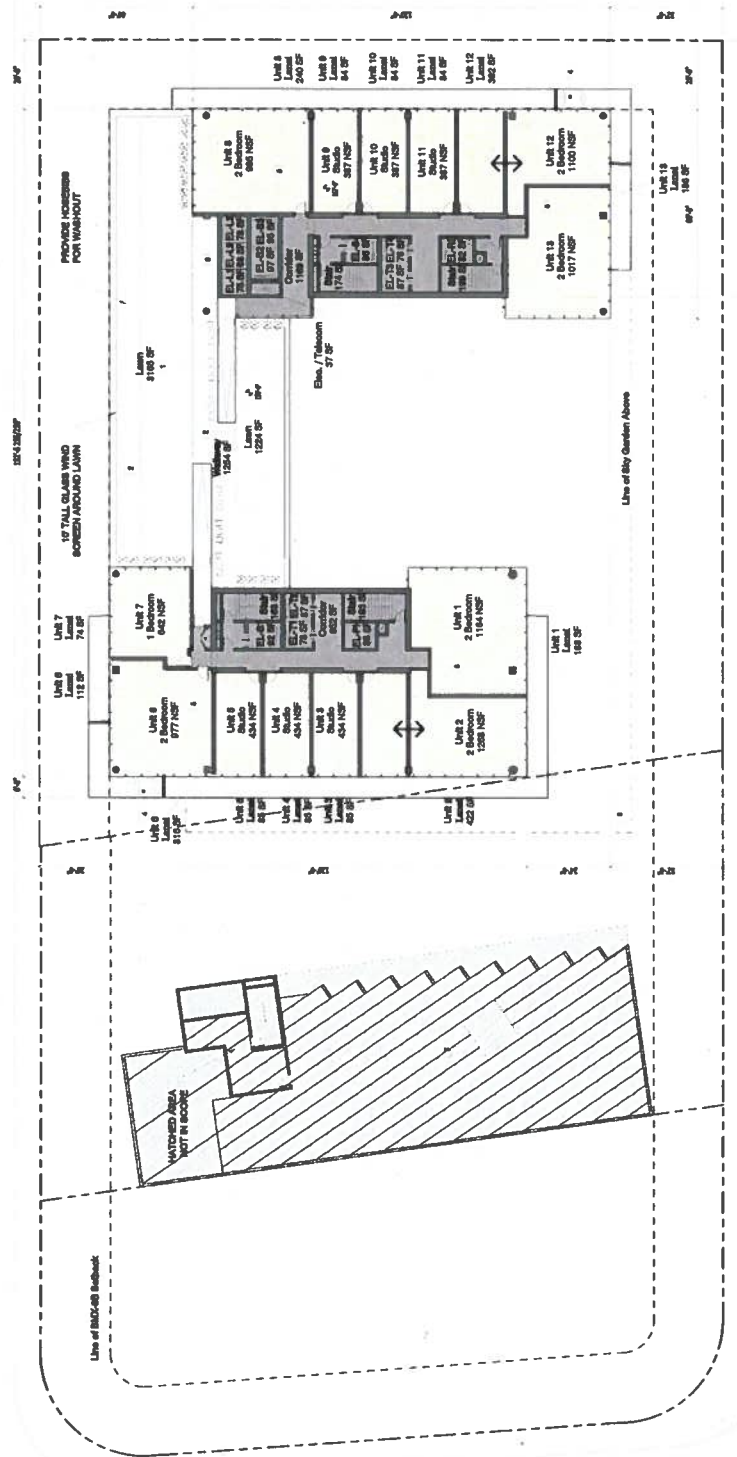


NOTE: ALL AREAS MEASURED BOMA UNIT GROSS UNLESS NOTED OTHERWISE.

- 1 GUEST LIFTS
- 2 BACK OF HOUSE
- 3 GUEST ROOMS
- 4 8' W X 61" X 5'-0" FABRICATED METAL IRRIGATED PLANTER BOX
- 5 BALCONY WITH FLUSH SILL INDOOR/OUTDOOR TRANSITION
- 6 PROPOSED AFFORDABLE HOUSING- NOT IN SCOPE



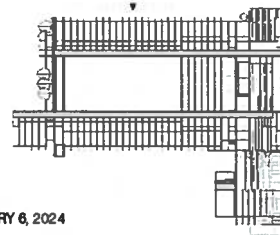
- NOTE: ALL AREAS UNLESS OTHERWISE NOTED OTHERWISE.
- 1 COVERED DOG WALK AREA WITH ARTIFICIAL TURF AND DRAINAGE SYSTEM
 - 2 COVERED WALKWAY
 - 3 LINE OF SIX GARDEN ABOVE
 - 4 8' W X 6' L X 5'-0" H FABRICATED METAL IRRIGATED PLANTER BOX
 - 5 RESIDENCES
 - 6 GUEST ELEVATOR OVERBRIDGE
 - 7 PROPOSED AFFORDABLE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



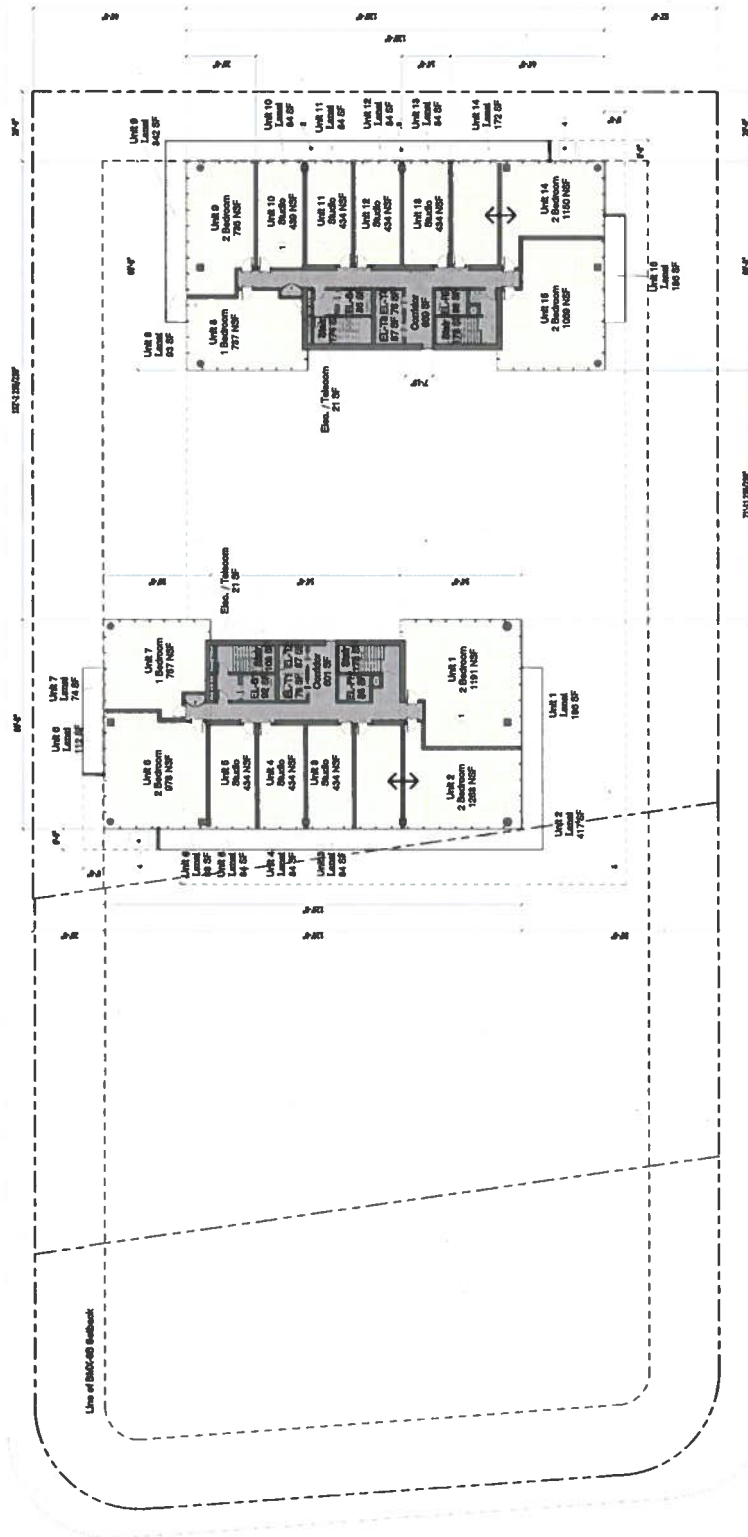
LEVEL 14 DOG WALK PLAN



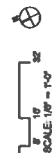
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West Wing East Wing



- NOTE: ALL UNITS ARE MEASURED FROM UNIT CROSS UNLESS NOTED OTHERWISE.
- 1 RESIDENCES
 - 2 BALCONY WITH FLUSH BELL INDOOR/OUTDOOR TRANSITION
 - 3 DOUBLE SON METAL PRIVACY SCREEN SEPARATING ALL UNITS
 - 4 8" X 8" X 1/2" FABRICATED METAL IRRIGATED PLANTER BOX
 - 5 LINE OF SBT GARDEN ABOVE



FIFTEEN HUNDRED KAPIOLANI
SCALE: 1/8" = 1'-0"

LEVEL 21 TYP. TOWER FLOOR PLAN

LEVEL 33 MECHANICAL/AMENITY PLAN

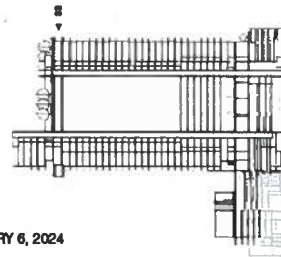
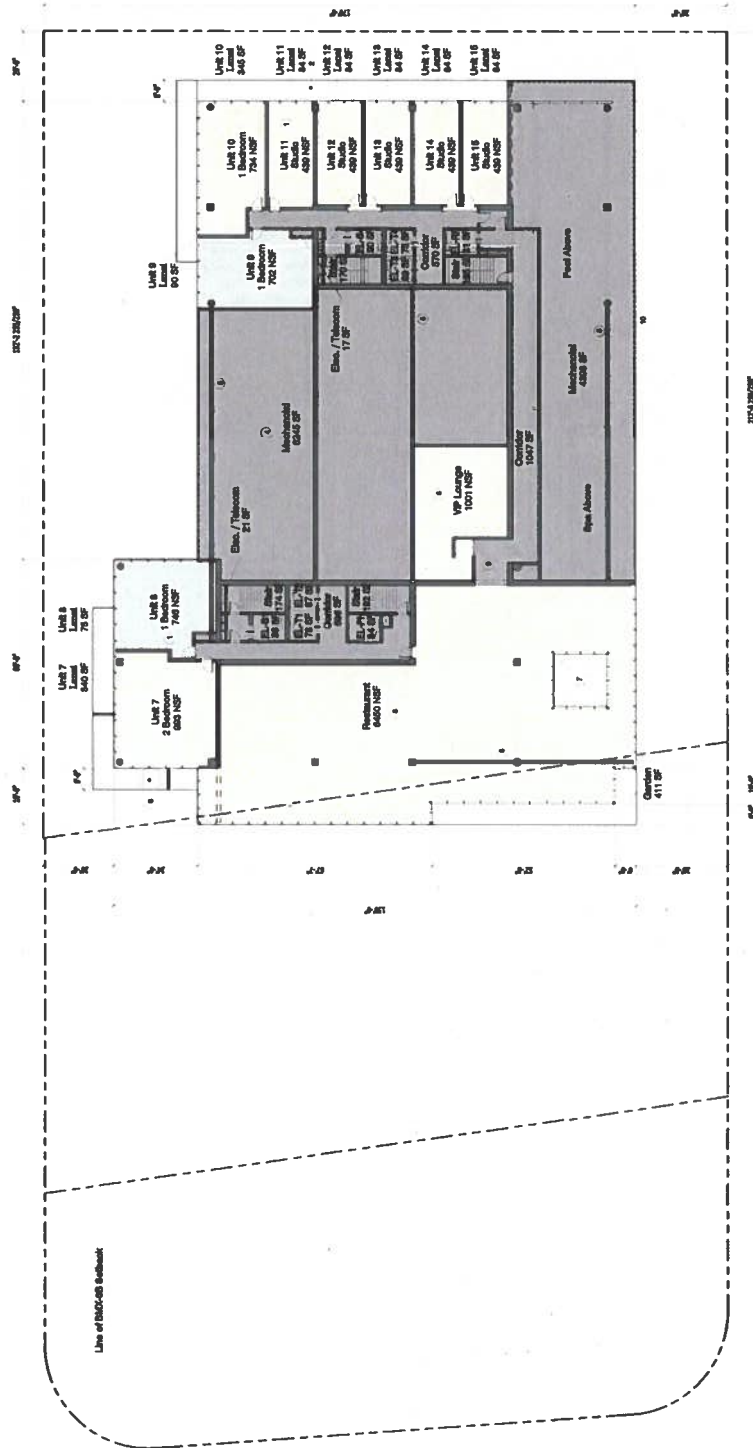
19 GREEN WALL CONSTRUCTED USING
REMOVABLE PLANTING BAGUETTES

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

- 1 RESIDENCES
- 2 BALCONY WITH FLUSH BILL
- 3 OUTDOOR DOOR INFORMATION
- 4 MECHANICAL AREA
- 5 8" W X 6" X 8" 40# FABRICATED METAL
- 6 IRRIATED PLANTER BOX
- 7 RESTAURANT
- 8 MECHANICAL ENTRY AND
- 9 CORRIDOR
- 10 GREEN WALL CONSTRUCT
- 11 REMOVABLE PLANTING BA
- 12 VP LOUNGE
- 13 LAHINA NOON COLLUS
- 14 OUTDOOR

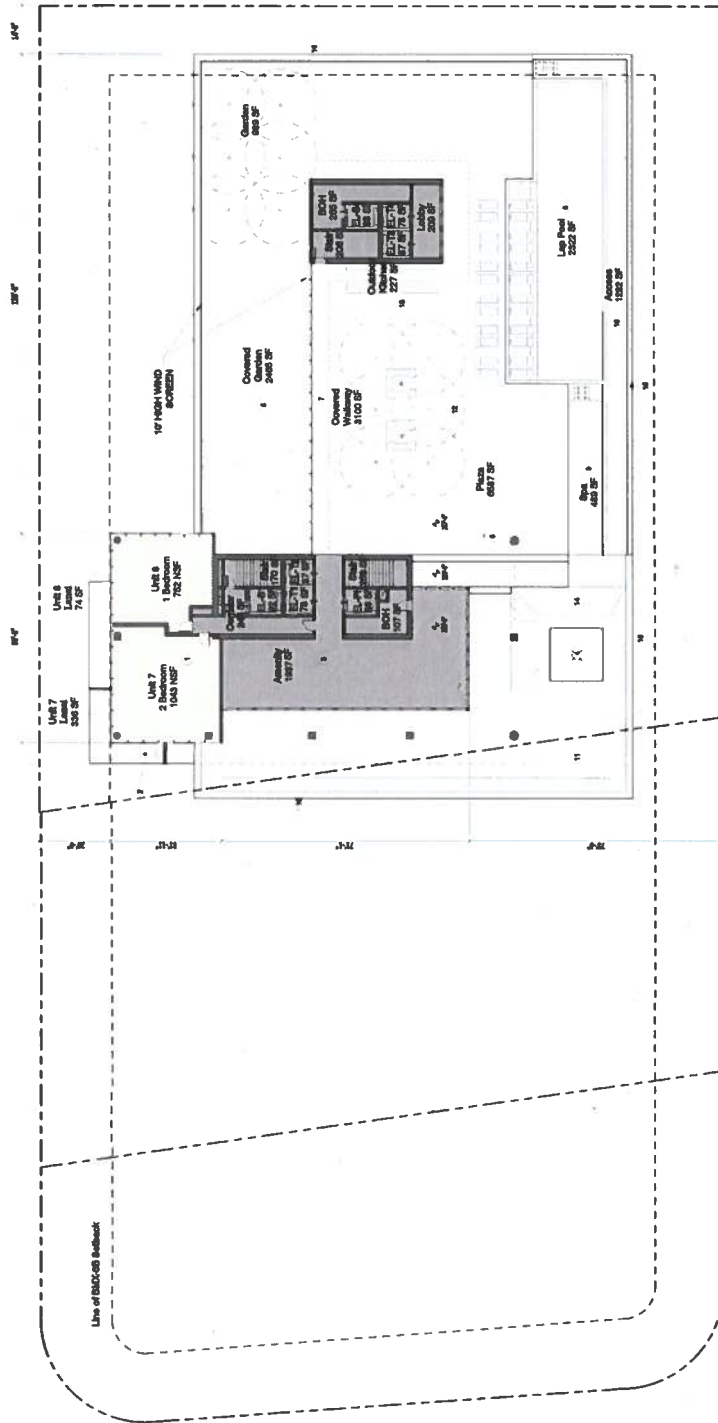
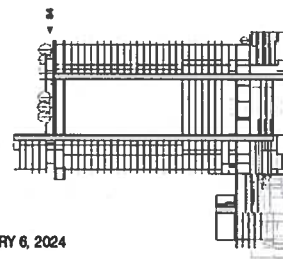



8" 10"
SCALE: 1/8" = 1'-0"





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NOTE: ALL AREAS MEASURED ROOM UNIT
CROSS UNLESS NOTED OTHERWISE.

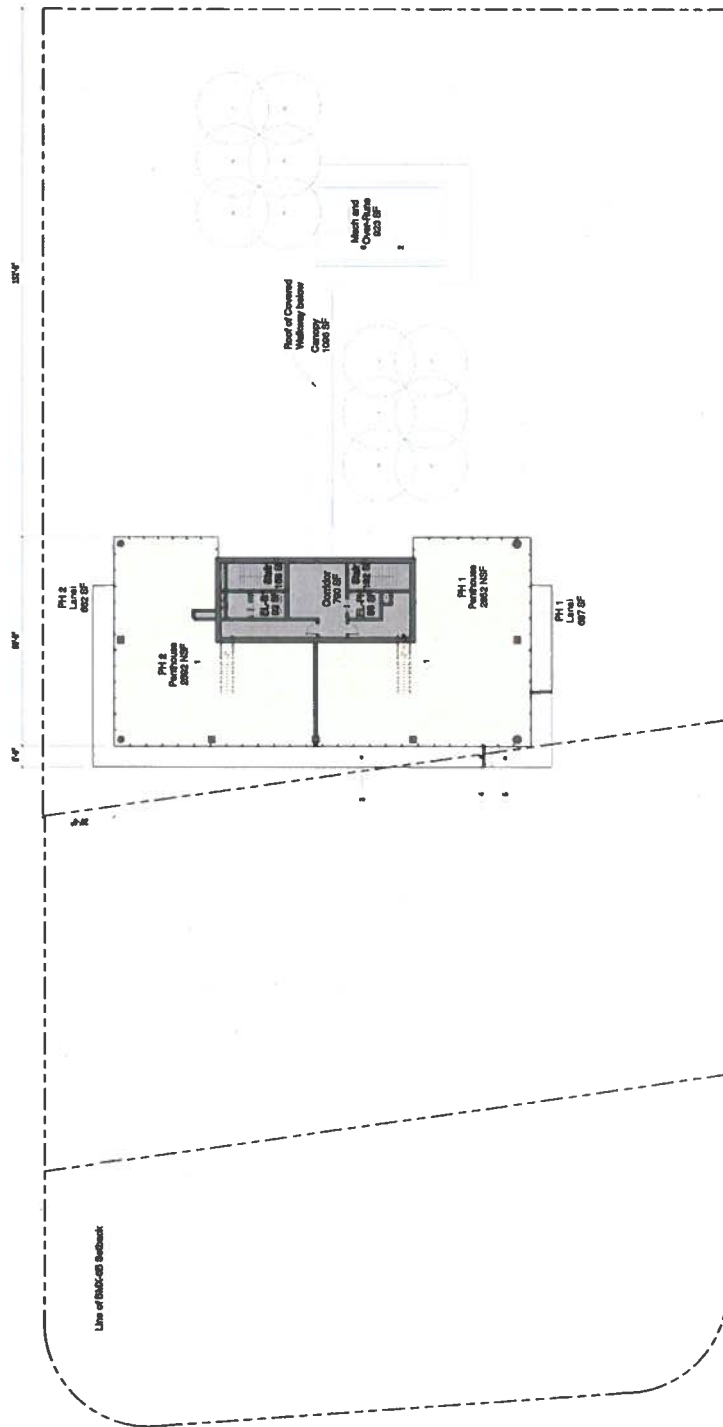
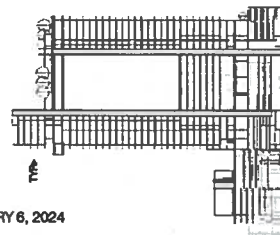
- 1 RESIDENCES
- 2 8' W X 6' L X 5'-0" FABRICATED METAL IRRIGATED PLANTER BOX
- 3 RESIDENTIAL AMENITY AREA WITH THEATER AND ENTERTAINMENT KITCHEN
- 4 LAMINA NOOK COLLUS. GLASS GUARDRAIL AT ENTIRE PERIMETER
- 5 COVERED CHILDREN'S PLAY LAWN
- 6 SKY GARDEN
- 7 GLASS WIND BREAK & CANOPY
- 8 4" DEEP STAINLESS STEEL INFINITY - EDGE LAP POOL

- 9 3/4" DEEP STAINLESS STEEL INFINITY - EDGE JACKET
- 10 POOL MAINTENANCE ACCESS
- 11 SEATING AREA WITH PAVING AND PLANTINGS
- 12 COVERED SEATING GROVE WITH BENCH UNDER TREES
- 13 OUTDOOR KITCHEN WITH GAS BBQ GRILL. ASSUME 8' TOTAL ON AMENITY DECK
- 14 BUILT UP HALL GARDEN WITH PLANTINGS AND GROUND COVER
- 15 GREEN WALL CONSTRUCTED USING REMOVABLE PLANTING BAGNETTES

- 16 GLASS RAILING ALONG ENTIRE PERIMETER OF AMENITY DECK

LEVEL 34 AMENITY POOL DECK PLAN

1500 KAPIOLANI
SCALE: 1/8" = 1'-0"



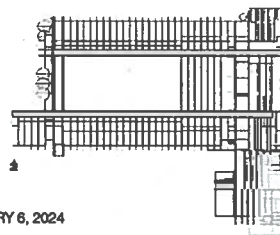
NOTE: ALL AREAS MEASURED FROM UNIT GROSS UNLESS NOTED OTHERWISE

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



LEVEL 35 PENTHOUSES PLAN

FIFTEEN HUNDRED KAPIOLANI



LEVEL 38 MECHANICAL PLAN

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

- 1 ELEVATOR OVERRIES
- 2 SERVICE CATWALK ABOVE
- 3 MECHANICAL SCREEN
- 4 PRIVATE PENTHOUSE TERRACE

- 6 MECHANICAL YARD
- 6 42" HIGH GLASS RAILING
- 7 PRIVATE 36" HIGH STAINLESS STEEL PLUNGE POOL

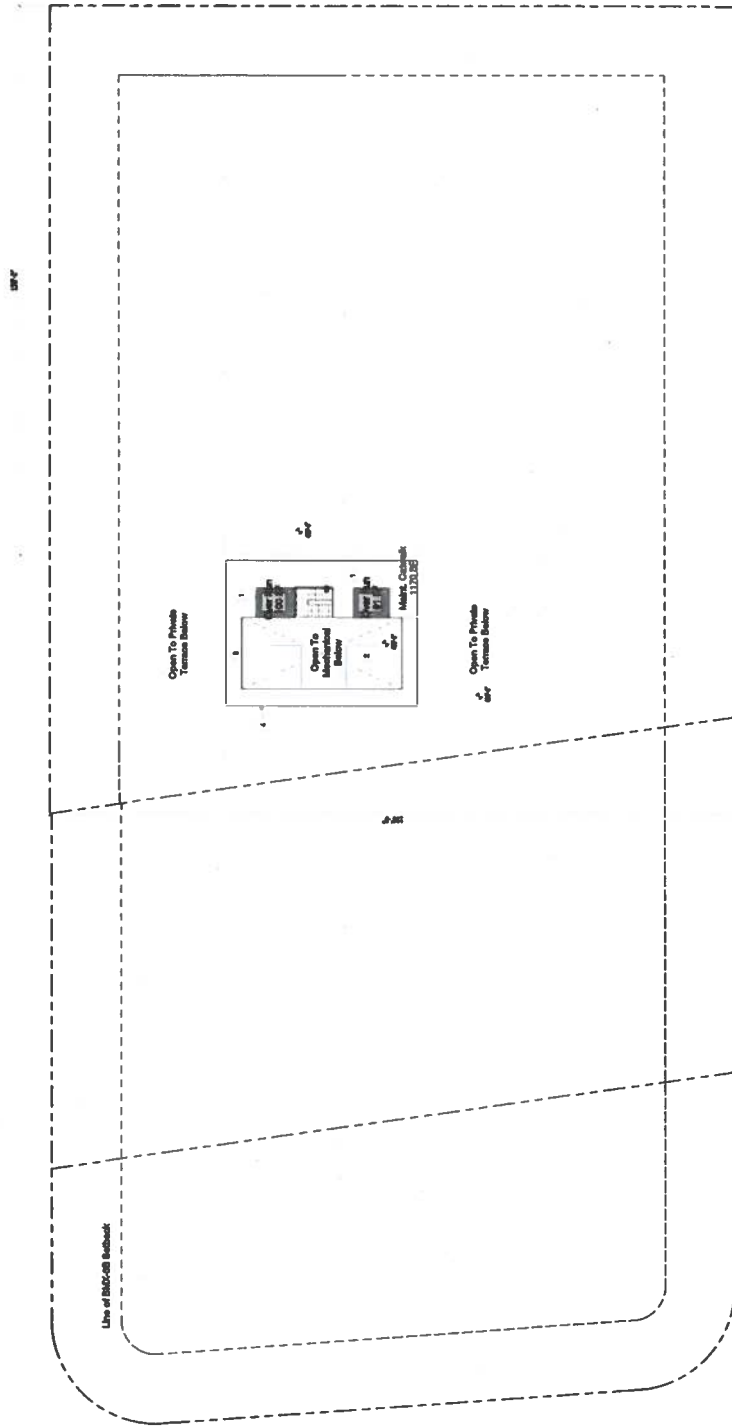
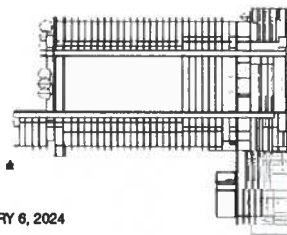


SCALE: 1 MP = 100

FIFTEEN HUNDRED KAPOLANI



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

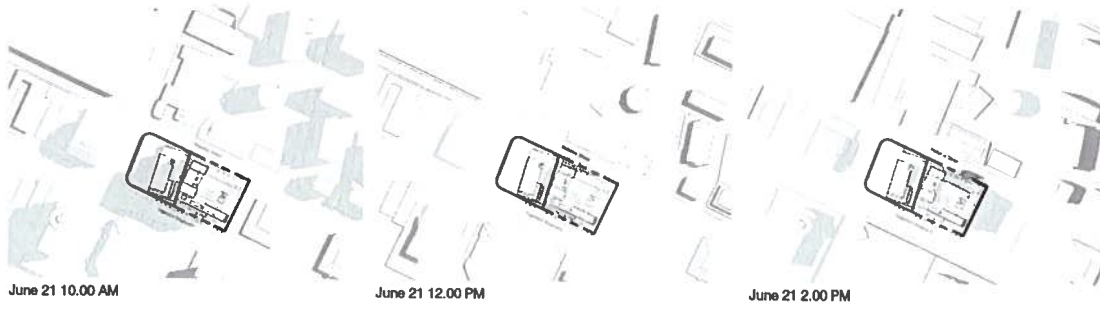
- 1 ELEVATOR OVERHEADS
- 2 OPEN TO BELOW
- 3 SERVICE CATWALK
- 4 MECHANICAL SCREEN



FIFTEEN HUNDRED KAPIOLANI
SCALE: 1/8" = 1'-0"

ROOF PLAN

SHADOW STUDIES



ahl.



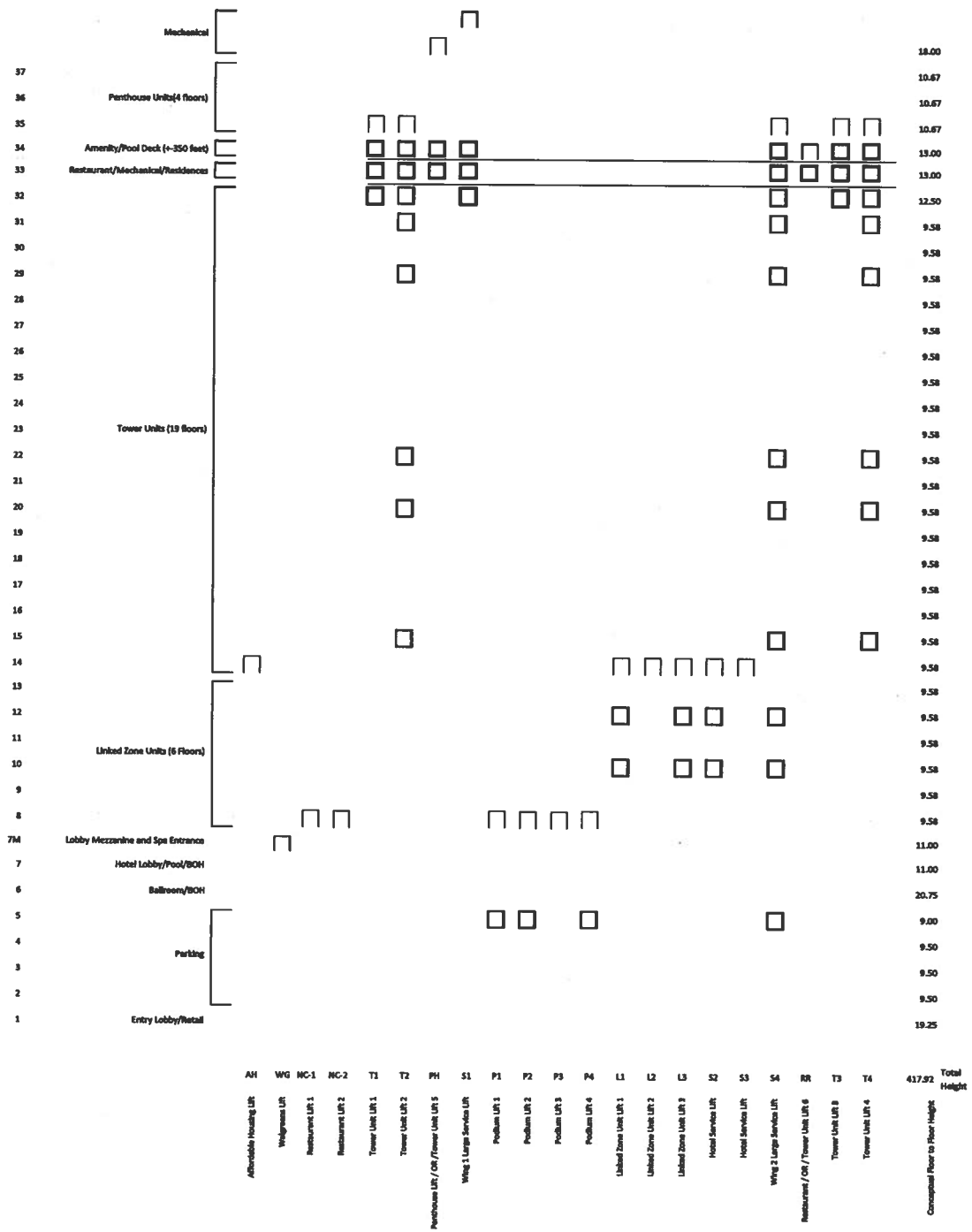
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100' 0" 200' 0" 400' 0"
SCALE: 1" = 200'-0"



FIFTEEN HUNDRED KAPIOLANI

1500 Kapiolani Elevating Scheme 3.0



ELEVATORING DIAGRAM

- FIFTEEN HUNDRED KAPOLANI

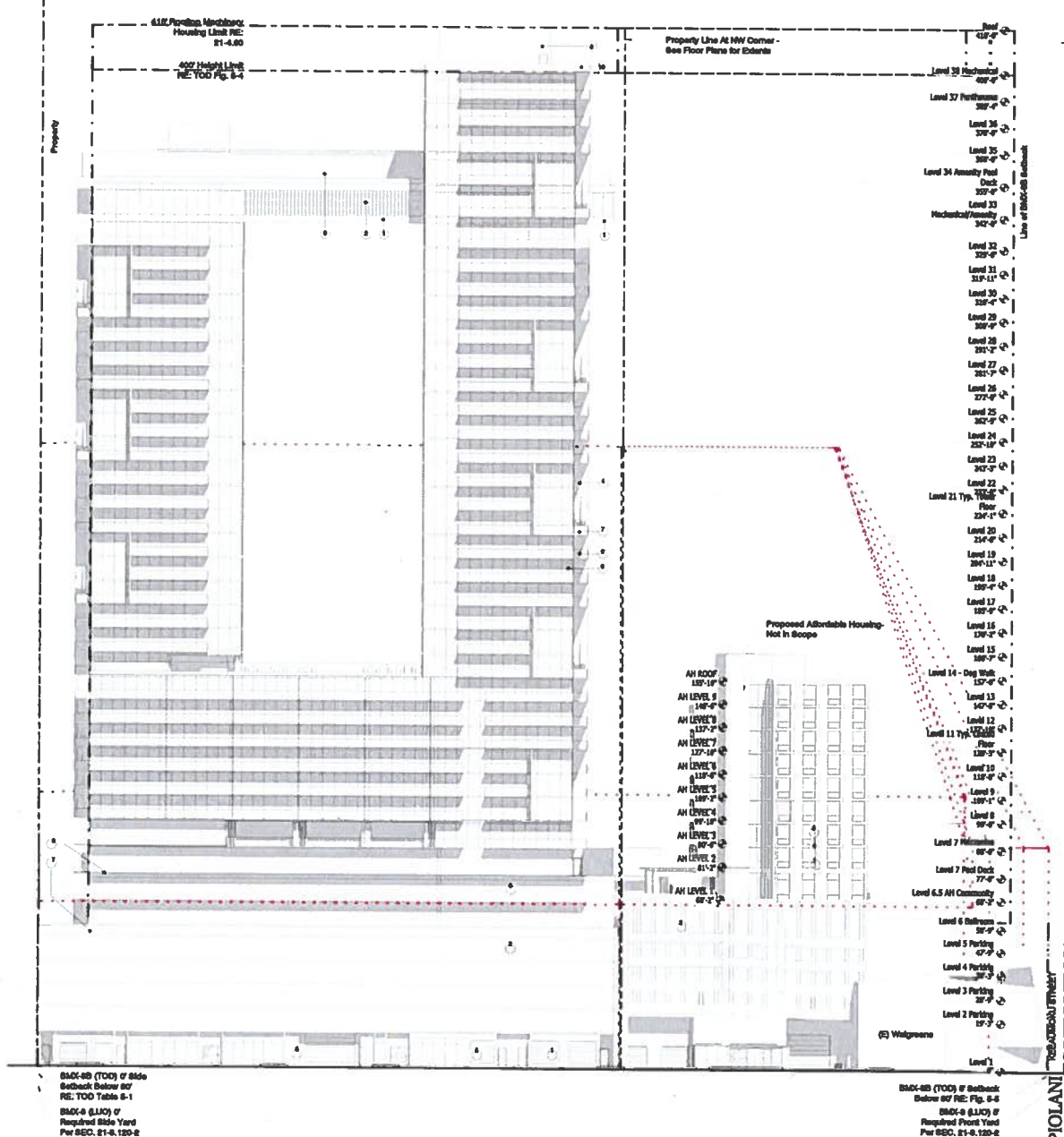
FIFTEEN HUNDRED KAPOLANI

- BOUNDARY LINE KEY**

PROPERTY LINE

LINE OF BMD-48 (TOP) ENVELOPE PER TABLE 8.1
LINE OF BMD-4 (SUQ) ENVELOPE PER SEC. 21-4.130-2
LINE OF PROPOSED BMD-8 ENVELOPE PER BILL 78
(2018)

(To Building Foot) Above 60' BE: Table 5-1



MAKALOA (NORTH) ELEVATION

 $r = 20.47$ 

ahl.



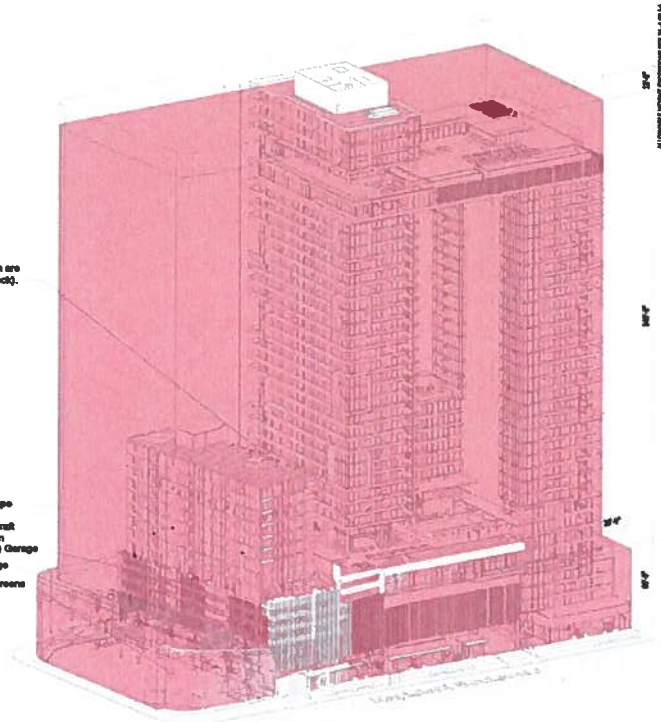
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0 10 20 40
SCALE: 1" = 20'-0"

BMX-3B ENVELOPE ANALYSIS

Encroachments shown are active spaces (pool deck).

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

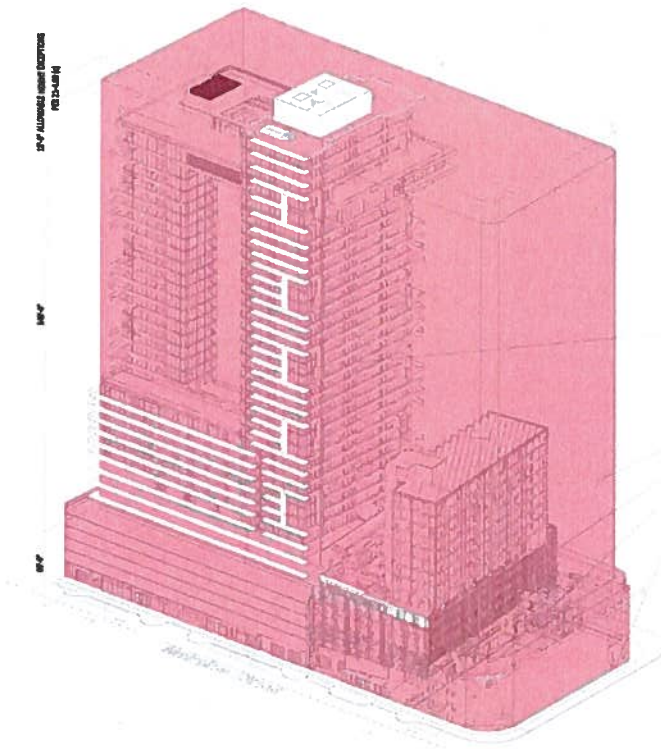


Total Envelope Volume: 24,589,383 C.F.
Proposed Volume: 9,893,220 C.F.
(39.4% of Total)
Volume outside of Envelope: 54,189 C.F.
(0.2% of Total)

15'-0" ALLOWED ROOF DEPTH PER 15.2-4.01 (4)

144'-0"

144'-0"



Encroachments shown are active spaces (pool deck).

BMX-3 Envelope Per
BB 78 (2018)
Addition to (E)
Existing Garage
Existing Wallgreens

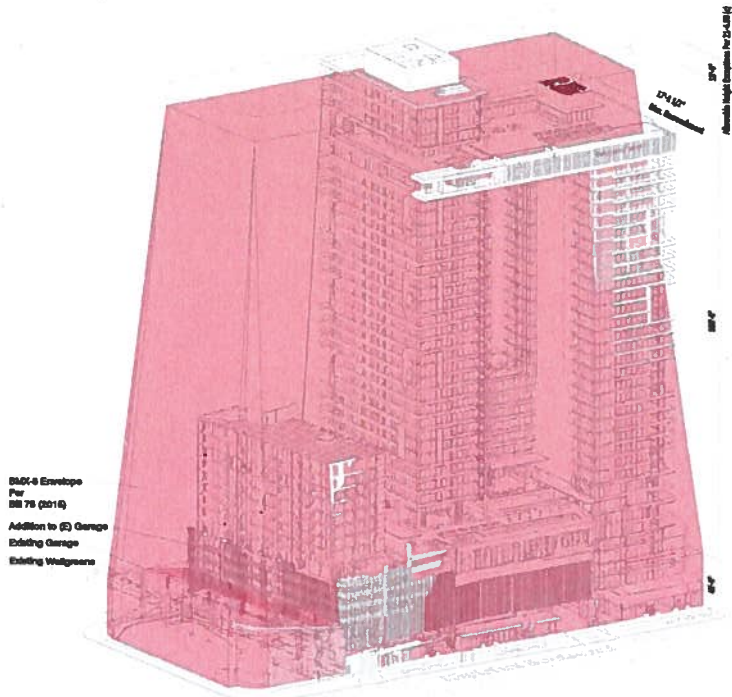


1500 KAPOLANI BLVD. HONOLULU, HAWAII 96814 | FEBRUARY 6, 2024

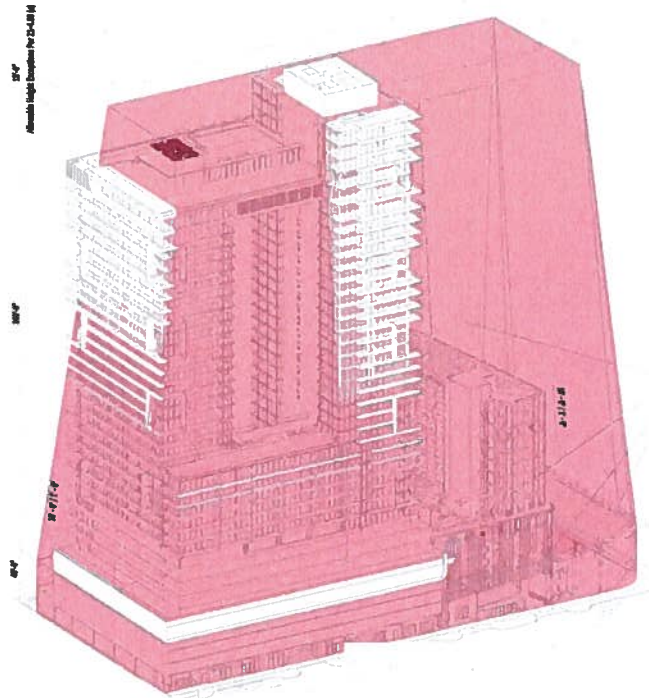
NOT TO SCALE

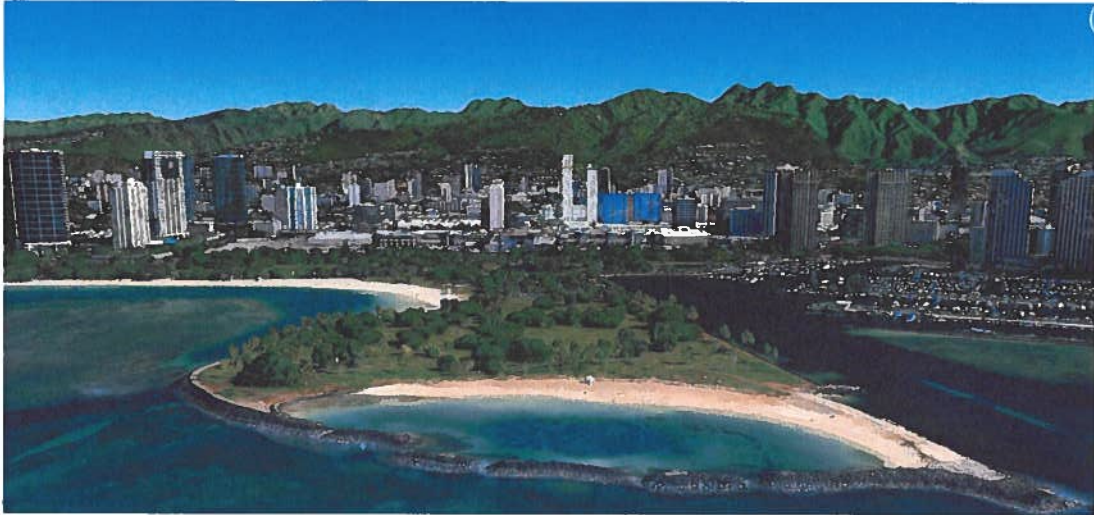
FIFTEEN HUNDRED KAPOLANI

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)





IEWS IN CONTEXT



FIFTEEN HUNDRED KAPIOLANI



MANA OLANA

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



VIEW FROM SOUTHWEST

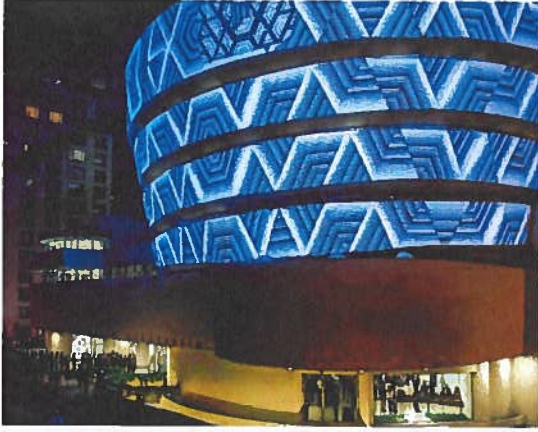
FIFTEEN HUNDRED KAPIOLANI



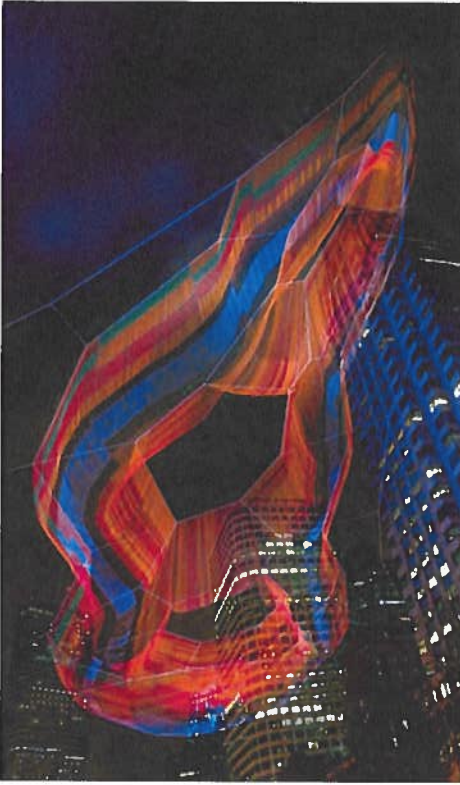
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VIEW ABOVE KAPIOLANI

FIFTEEN HUNDRED KAPIOLANI



ART CONCEPTS





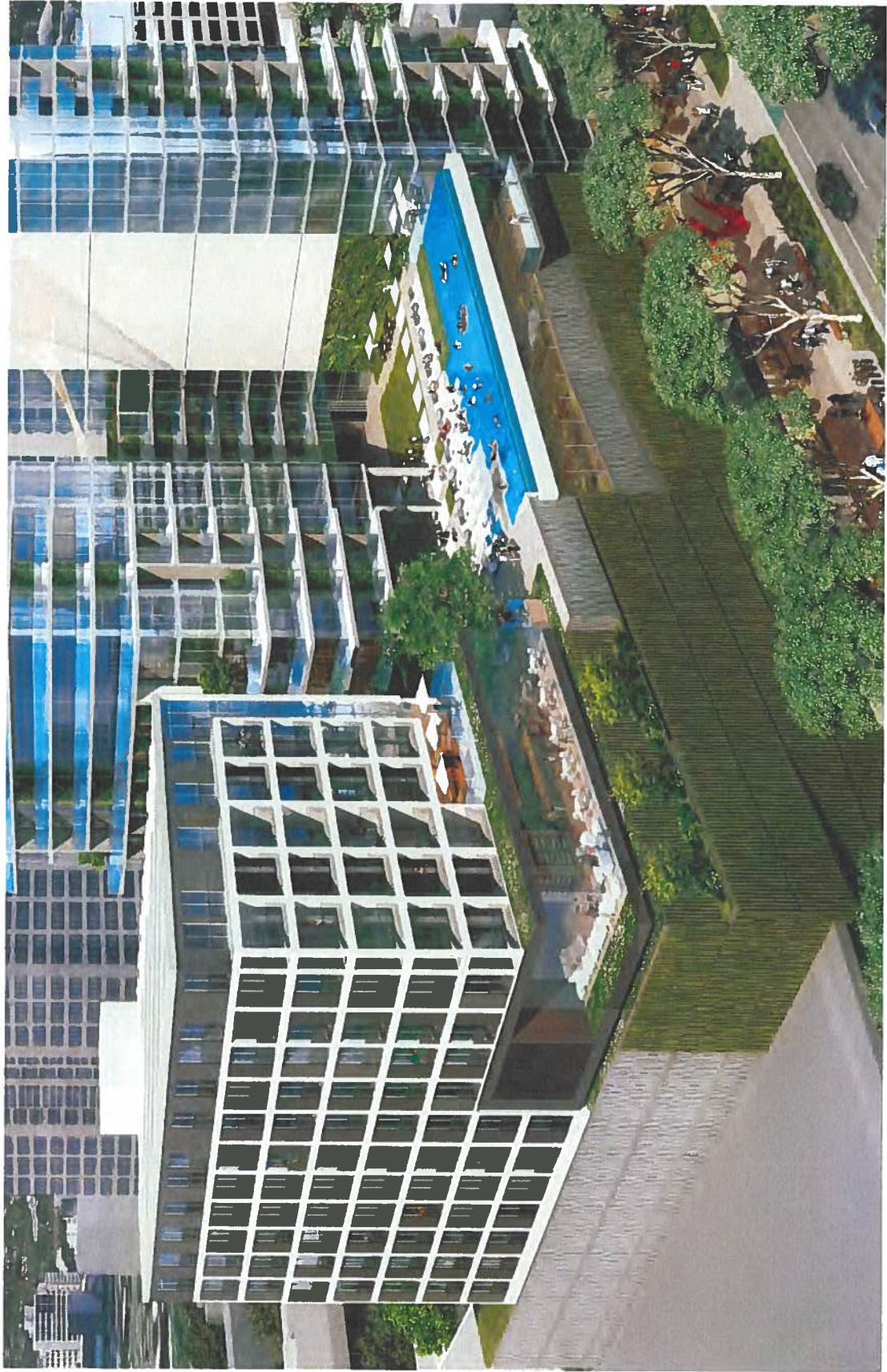


MANA'OLANA

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

TOWER DETAIL

FIFTEEN HUNDRED KAPIOLANI



HOTEL POOL, RESTAURANT, AND AFFORDABLE HOUSING

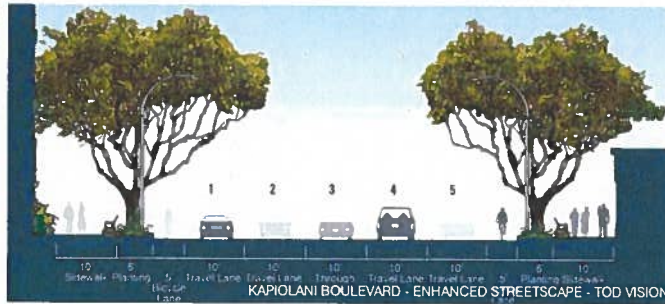
FIFTEEN HUNDRED KAPIOLANI



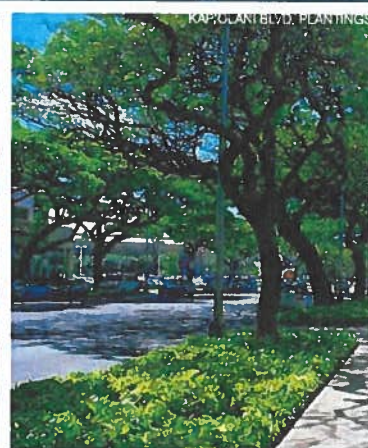
1500 KAPIOLANI BLVD. HONOLULU, HAWAII 96814 | 3 APRIL 2017



KAPIOLANI BOULEVARD - TOD VIS
ENTRY PLANTERS



KAPIOLANI BOULEVARD - ENHANCED STREETSCAPE - TOD VISION



KAPIOLANI BLVD. PLANTINGS



SIDEWALK BENCHES ON KAPIOLANI



MONKEYPOD TREES PROVIDING DAPPLED SHADE ON KAPIOLANI

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

SET THE BUILDING BACK ABOVE THE
FIRST FLOOR ALONG KAPIOLANI

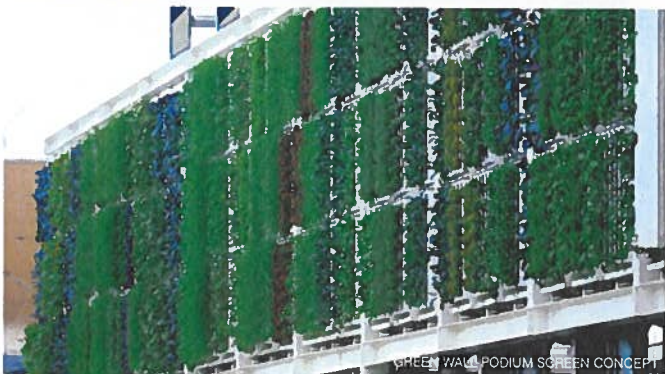
PROVIDE CONTINUOUS RETAIL
FRONTAGE ALONG KAPIOLANI

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



GREEN WALL PODIUM SCREEN CONCEPT





PEDESTRIAN VIEW ALONG KAPIOLANI



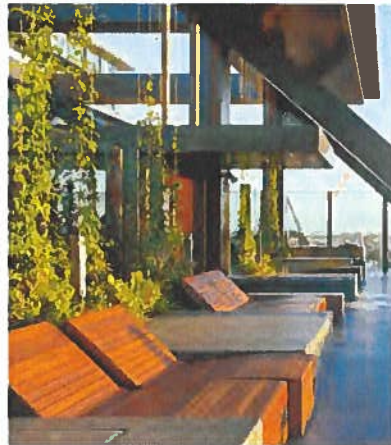
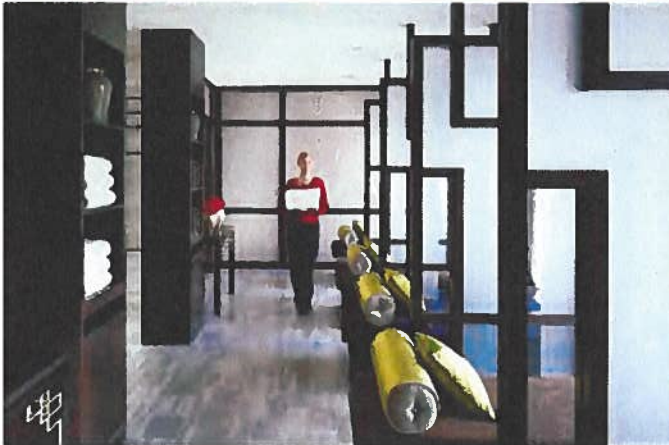
- 1 ON-SITE AFFORDABLE HOUSING
(SEE NARRATIVE FOR DETAILS)
- 2 IMPROVED RETAIL FRONTAGE ALONG MAKALOA
(NOT SHOWN)
- 3 IMPROVEMENTS IN THE RIGHT-OF-WAY
- 4 IMPROVED PARKWAY LANDSCAPING
- 5 PUBLIC BENCHES AND OTHER SITE FURNITURE
- 6 IMPROVED BUS SHELTER
- 7 PUBLIC PLAZA / PARKLET
- 8 PUBLIC SCULPTURE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



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

SCALE: 1" = 20'-0"

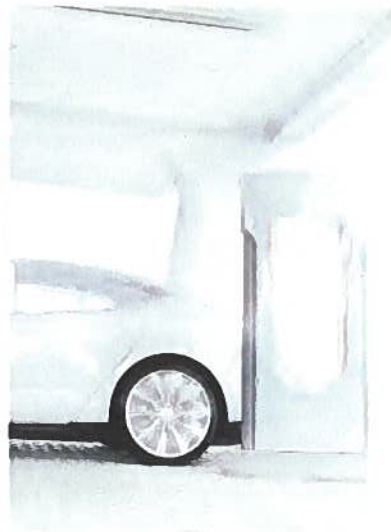




SUSTAINABILITY CONCEPTS

Sustainable Design Concepts

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



Report Title:

1500 Kapi'olani Boulevard; Interim Planned Development-Transit Project (IPD-T);
Extension of Deadline to Obtain a Building Permit; Mana'olana 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.