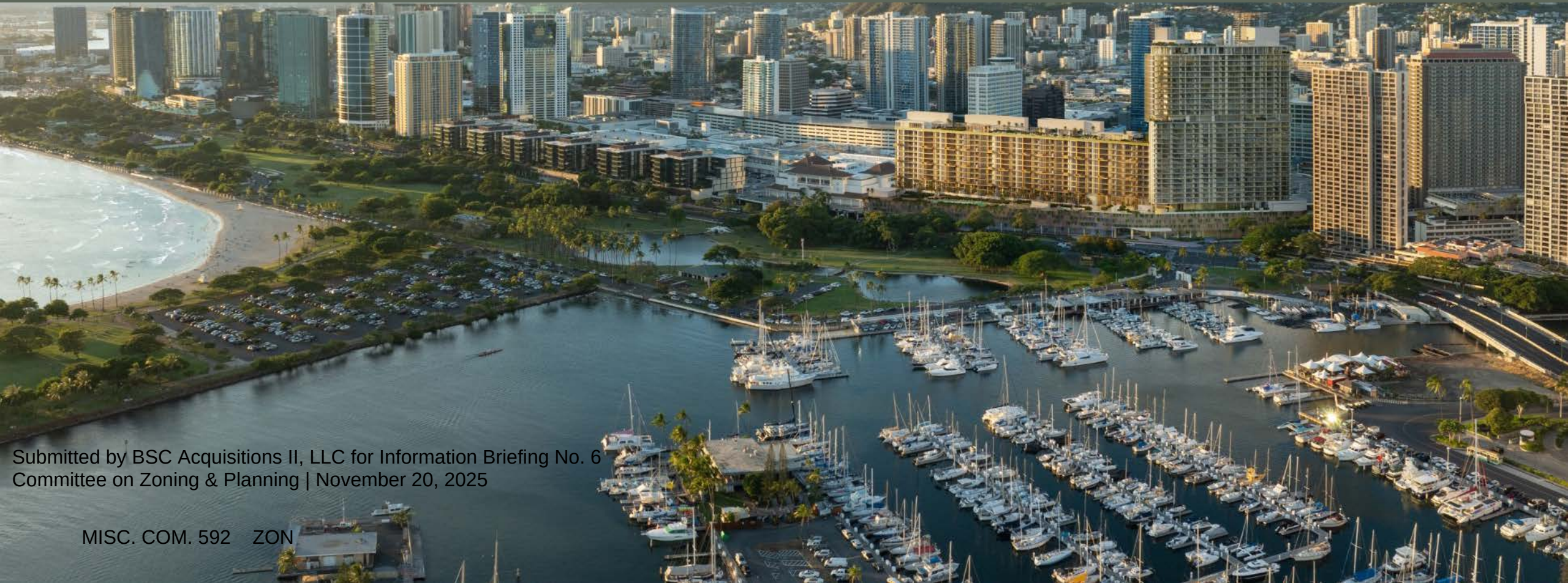


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1588 Ala Moana

Zoning & Planning Committee
November 2025



Submitted by BSC Acquisitions II, LLC for Information Briefing No. 6
Committee on Zoning & Planning | November 20, 2025

MISC. COM. 592 ZON

Introduction



Developer/Applicant

BSC Acquisitions II, LLC, an affiliate of Kobayashi Group



Proposal

Create a transit-oriented mixed-use development with affordable rentals, market-rate units, and hotel rooms.



Entitlement Process

Interim Planned Development – Transit (IPD-T) and Special District Permit

1588 Ala Moana

1588 Ala Moana reflects Kobayashi Group's values with an ambitious vision for diverse, sustainable, mixed-use transient-oriented development, focusing on:

Serving Local Working Families

On-site affordable, ocean-view rentals at 80% AMI (1 and 2-bed units), first-ever to be incorporated with a mixed-use hotel

Housing Diversity

For-sale market and for-rent affordable residential units

Sustainable Tourism

Hotel designed to attract higher-spending visitors to Oahu, which currently has a limited number of 4 and 5-star resorts compared to other islands

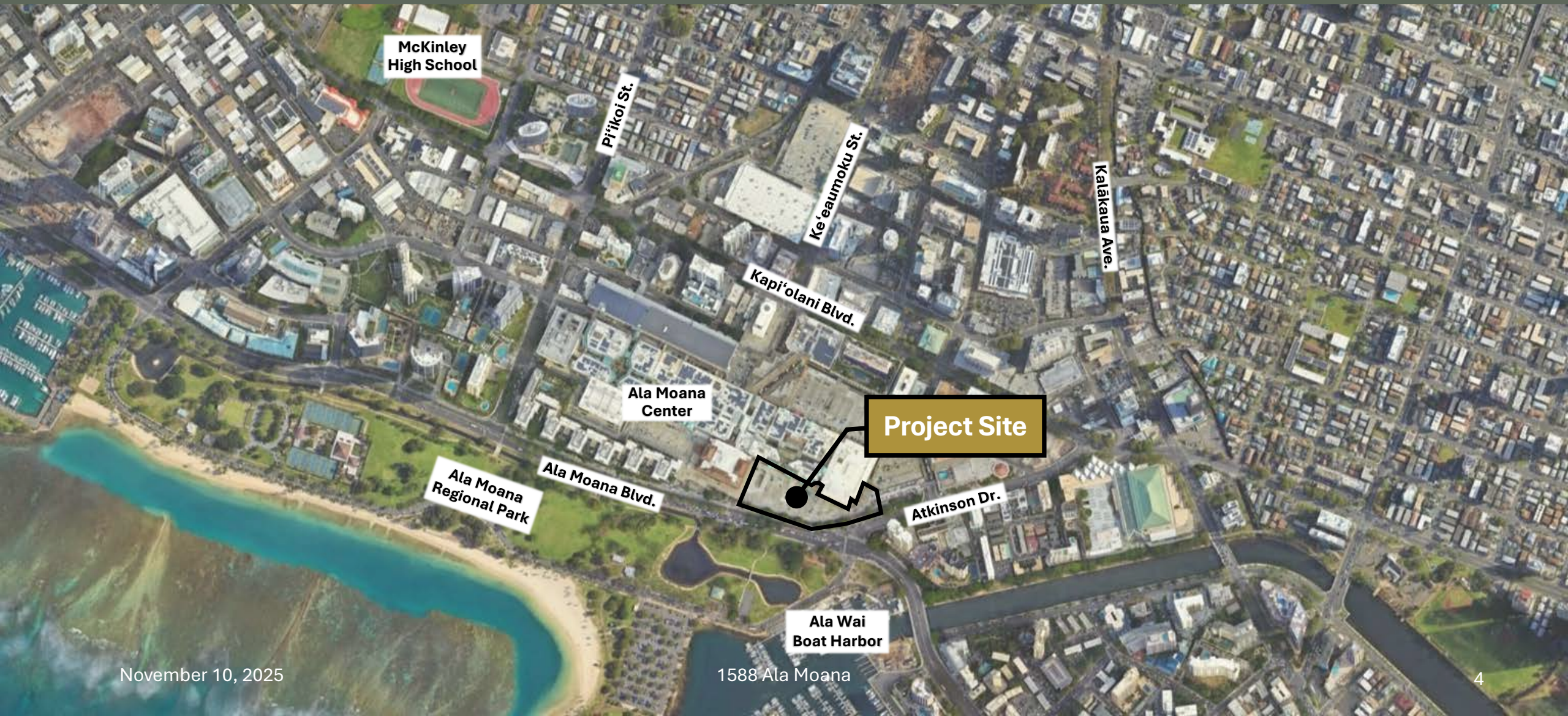
Environmental Sustainability

First-ever Honolulu resort proposed with a gray water reuse system

Economic Sustainability

With food, beverage and retail uses - showcasing Hawaii cuisine and opportunities for local entrepreneurs and workers

Location



Project Site

Area:

4.3 acres

Zoning:

BMX-3 Community Business Mixed Use

Special Management Area:

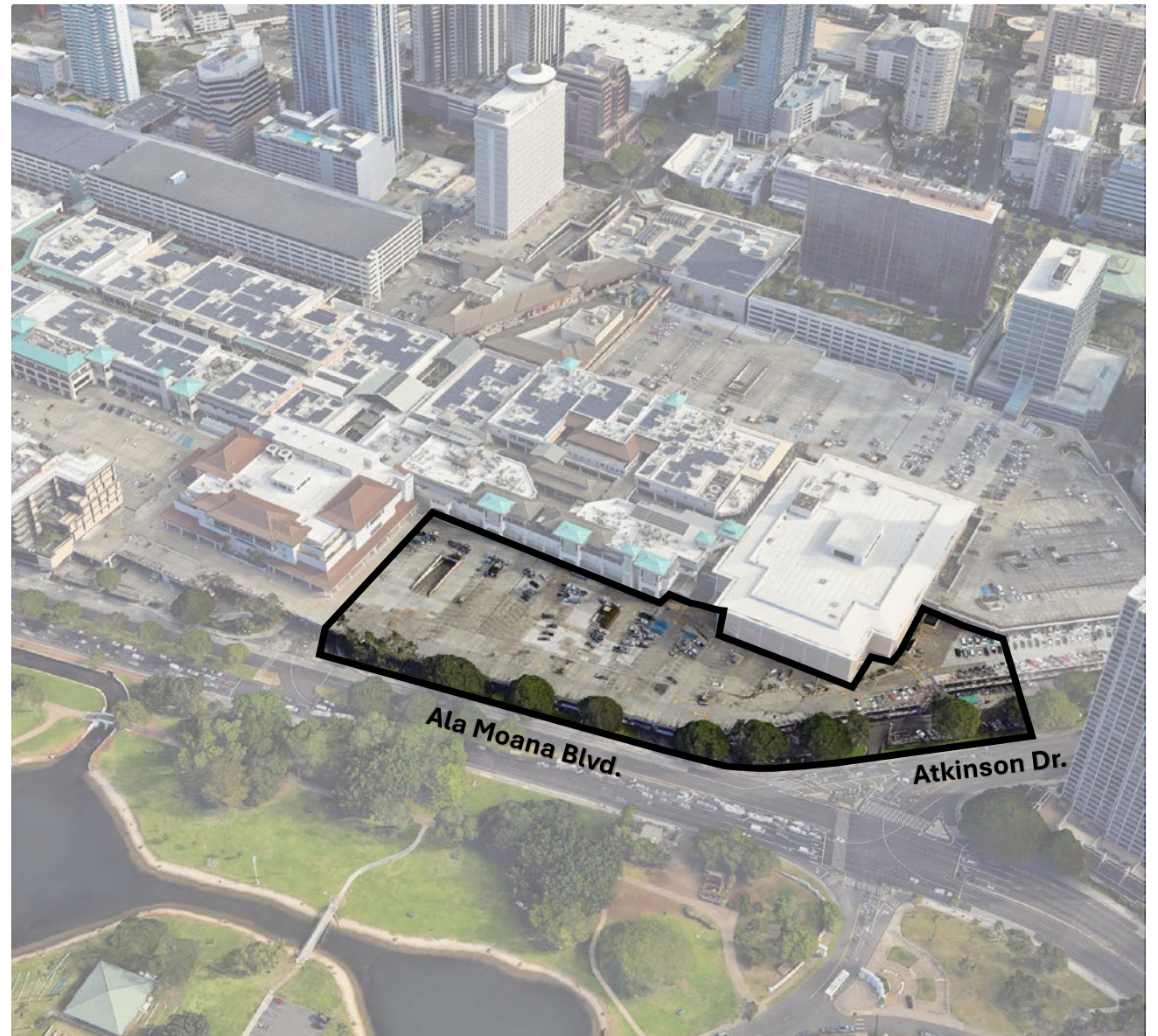
Not within SMA

Special District:

Ala Moana Transit-Oriented Development

Current Use:

Shopping center parking





Hokua

Hawaiki Tower

Moana Pacific

The Central
Ala Moana

Sky Ala Moana

1588 Ala Moana

Azure

Yacht Harbor Towers

Ala Moana Hotel

November 10, 2025

1588 Ala Moana

Overview

52

**Affordable residential units
for 80% AMI households**

145

Market residential units

291

Hotel units

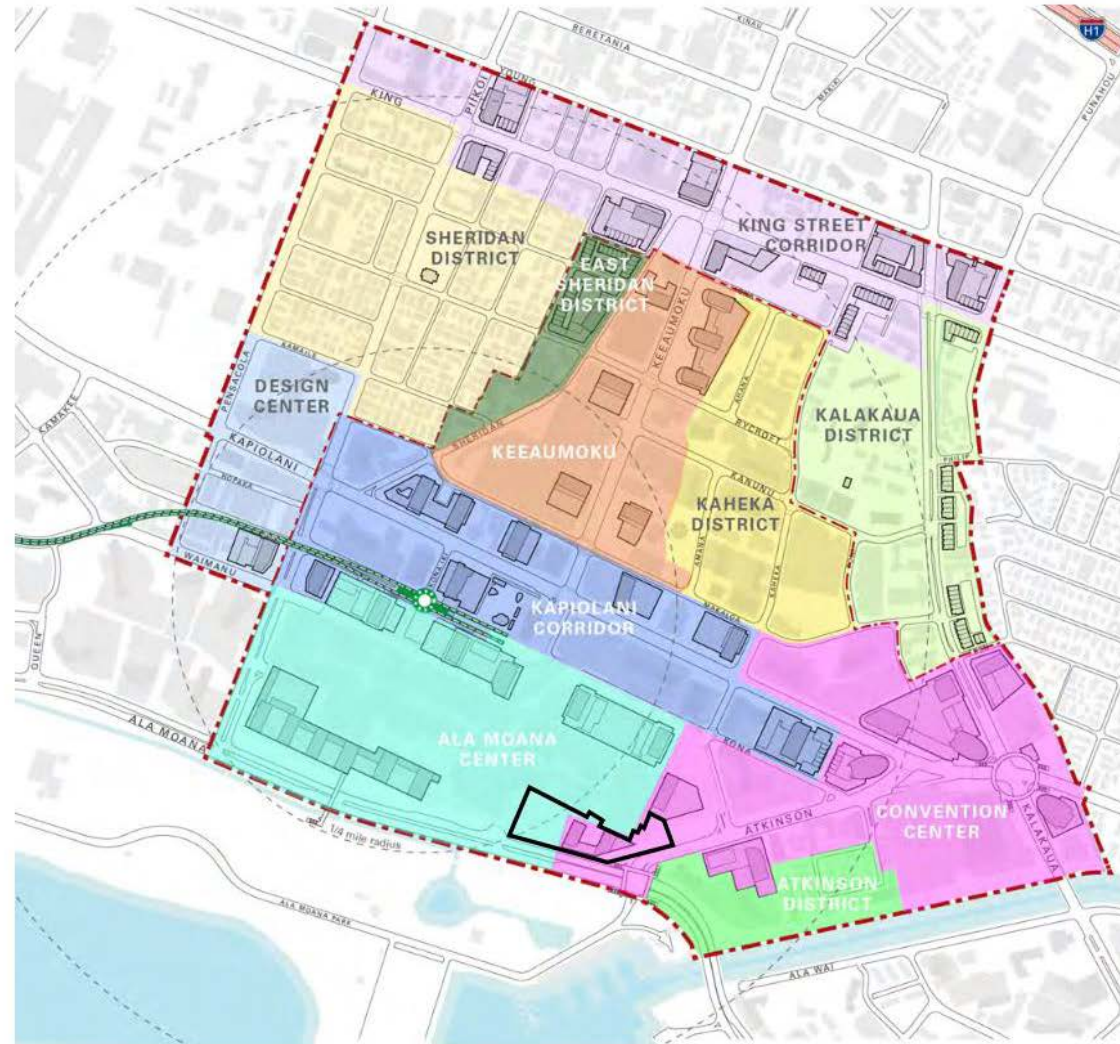
26,000

SF of commercial space



TOD Subdistricts

FIGURE 3-5: SUBDISTRICT DESIGNATIONS

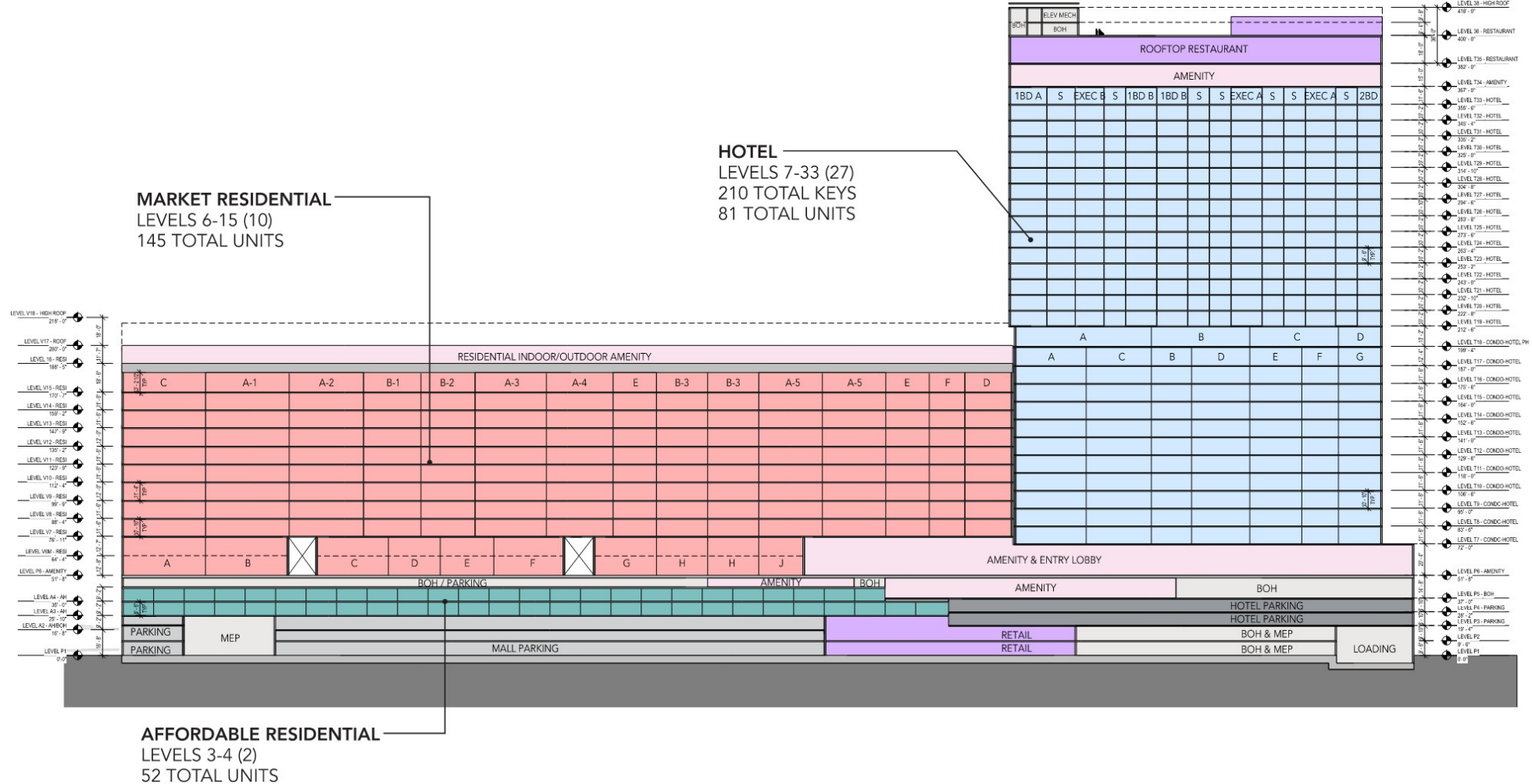


Program

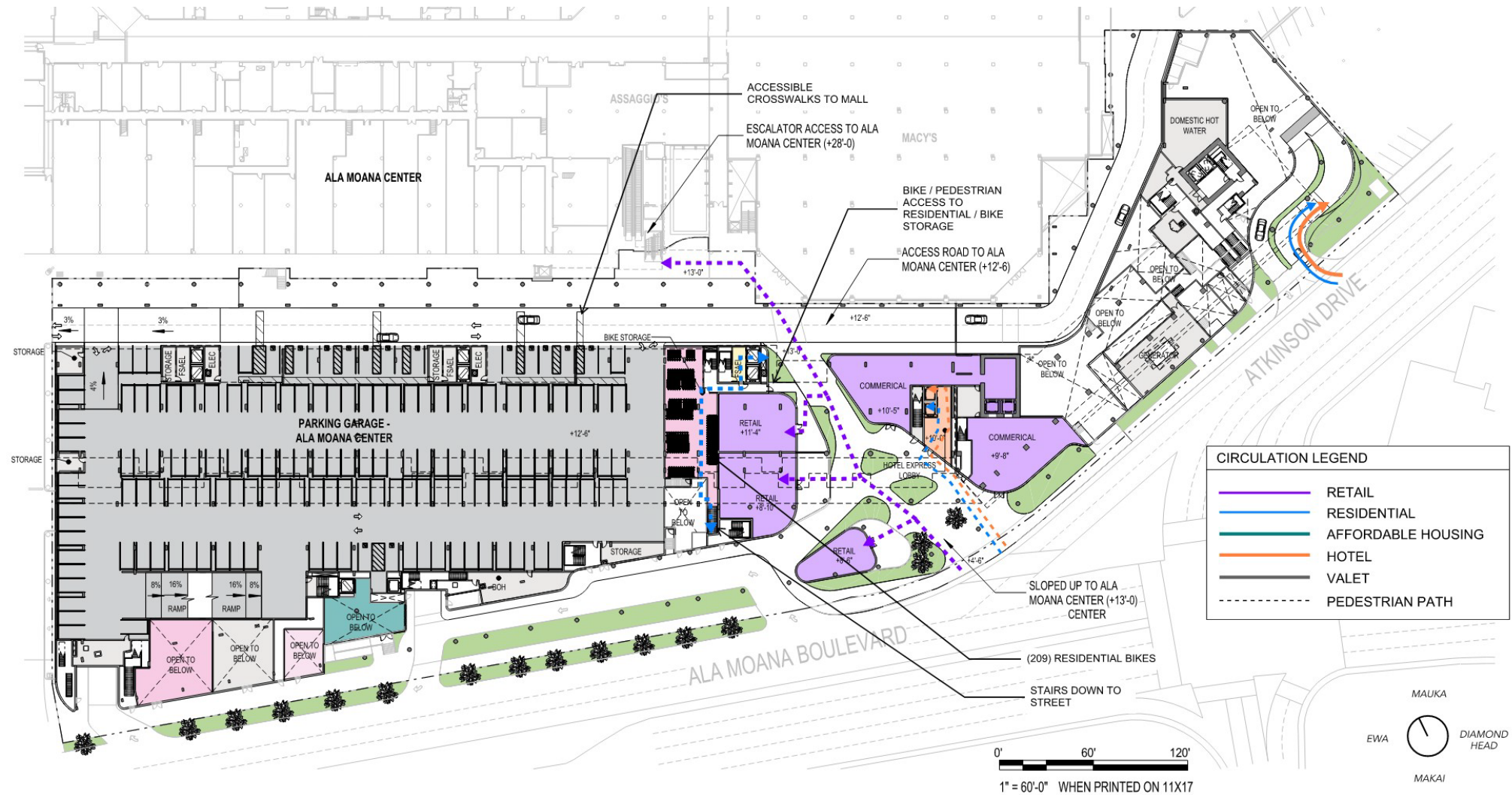
Building Height:
200 ft. (Residential)
400 ft. (Hotel)

Vehicle Parking:
~560 (Mall)
~575 (Residential/Hotel)

Bicycle Parking:
~300 long-term and
short-term



Ground Floor Plan



Ala Moana Blvd – Atkinson Dr. Intersection

Before



November 10, 2025

After



1588 Ala Moana



11

Plaza – Looking Towards the Shopping Center

Before



November 10, 2025

After



1588 Ala Moana

12

Affordable Housing

Before



After



Advancing TOD Vision

The TOD Plan envisions Ala Moana as a “*livable urban community and a model for walking, biking, and transit usage. ... The Ala Moana neighborhood will embody cultural and income diversity, convenience, and the aloha spirit – continuing its role as the place where locals and visitors gather together.*”

Support Residential Diversity

Promotes a wide variety of housing types and sizes to accommodate diverse lifestyles and income levels.

Strengthen Economic Vitality

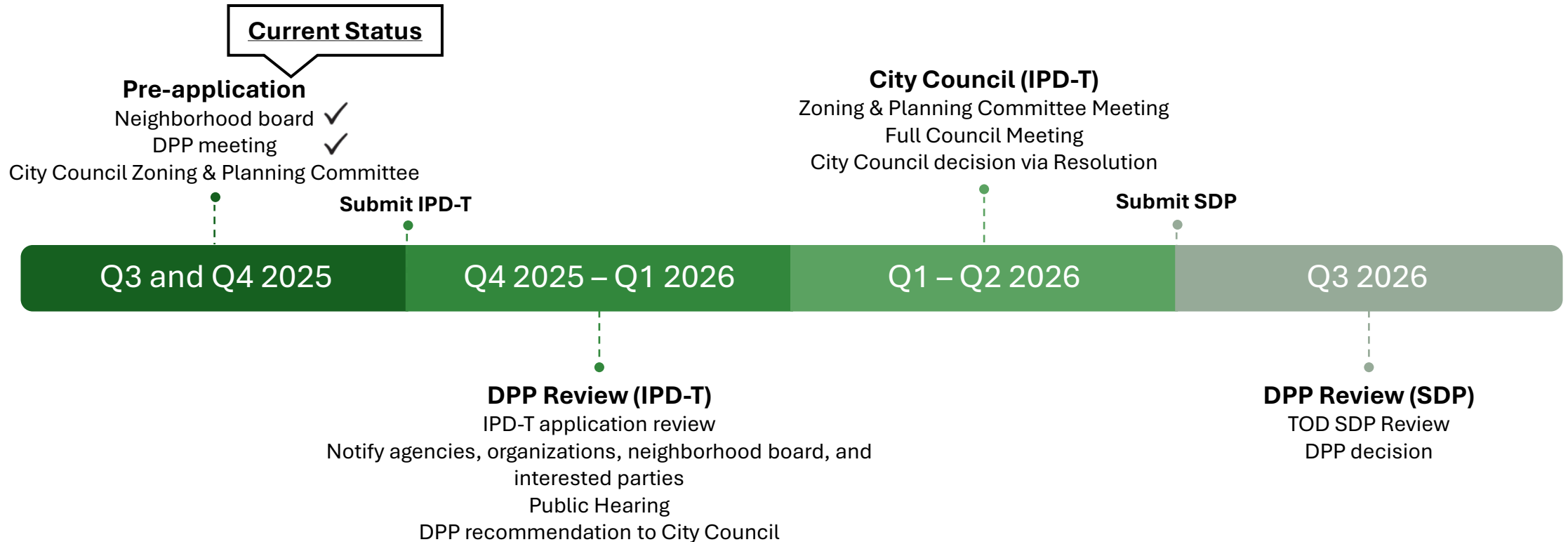
Activates the Convention Center area with complementary uses such as hotels, restaurants, and retail.

Make Ala Moana Walkable

Creates a safe, convenient, and comfortable pedestrian environment with wider sidewalks, amenities, and direct connections to Ala Moana Center.

Entitlement Timeline

Interim Planned Development – Transit and Special District Permit



DPP = City and County of Honolulu, Department of Planning and Permitting

IPD-T = Interim Planned Development – Transit

SDP = Special District Permit

Mahalo

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