HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-171

RESOLUTION

APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE 1588 ALA MOANA DEVELOPMENT PROJECT.

WHEREAS, on April 8, 2026, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2026-PDP-1) of KCR Development (the "Applicant") for Interim Planned Development-Transit ("IPD-T") approvals to redevelop 187,174 square (sq.) feet (ft.) of land zoned BMX-3 Community Business Mixed Use District within the Ala Moana Neighborhood Transit Oriented Development ("TOD") Plan area with a mixed-use development project, located at 1450 Ala Moana Boulevard, and identified as Tax Map Keys 2-3-038: 041 (the "Project"); and

WHEREAS, as proposed, the Project involves the demolition of the existing parking structure; the construction of a new 38-story (400 ft. in height) hotel tower with 294 hotel units, 17 story, 200 ft. tall residential tower with a total of 205 dwelling units (136 market-rate dwelling units and 69 affordable rental dwelling units), and a five-story podium with residential units, ground floor commercial uses, a residential and hotel lobby, a porte-cochère, and parking; and

WHEREAS, on May 8, 2026, the DPP held a public hearing which was attended by the Applicant's agent, DPP staff, Department of Information Technology staff, and approximately 82 members of the public; 26 oral testimonies were provided and three written testimonies were received by the DPP; and

WHEREAS, on 07/27/26, the DPP, having duly considered all evidence and reports of said Public Hearing and the review guidelines established in the Revised Ordinances of Honolulu 2021 ("ROH") § 21-2.110-2 and 21-9.100-5, completed its report and transmitted its Report and Recommendations of approval to the City Council ("Council") by Departmental Communication 504 (2026); and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits A, B, C-1 through C-12, and D and is further described in Departmental Communication 504 (2026), all of which are incorporated herein by this reference; and

WHEREAS, the Council, having received the Report and Recommendations of the DPP on 07/27/26 and having duly considered the matter, desires to approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,

D-504(26)
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RESOLUTION

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

A. After City Council approval of the IPD-T Permit for the Project, the Applicant must submit to the DPP for review and approval, an application for a Special District ("SD") Major Permit, including detailed plans and drawings of the Project.

B. The Project is allowed the following bonuses and design flexibility:

1. The maximum Floor Area Ratio ("FAR") for the Project is 6.2 for the Project Area. Additional floor area, up to a maximum FAR of 7.0, may be authorized to accommodate more or larger affordable housing units;

2. The maximum FAR dedicated to hotel uses is a FAR of 2.2 for the Project Area;

3. The maximum height of the Project is 400 ft. Rooftop structures must conform to ROH § 21-4.60(c);

4. The hotel tower may encroach approximately 33 ft. into the Atkinson Drive height setback, as shown in the plans;

5. The buildings are not required to be placed in a mauka-makai orientation;

6. The tower width is 955.5 ft. instead of 100 ft;

7. Tower separation is not required;

8. Active ground floor uses are not required along Atkinson Drive, but appropriate landscape screening and pedestrian oriented design is required; and

9. The loading requirement is reduced by up to 50 percent.

C. The following community benefits must be provided prior to the issuance of any certificate of occupancy, or as otherwise specified below:

1. Improvements to the Ala Moana Boulevard and Atkinson Drive intersection, as envisioned in the TOD Plan, or, if the State Department of Transportation ("SDOT") does not support similar improvements by the

time any certificates of occupancy are issued, a monetary contribution of $5 million to the City for Complete Streets improvements within the Ala Moana TOD Plan area. If a monetary contribution is provided, the timing may be phased to approximately equal annual contributions beginning with the first payment being made concurrently with the issuance of any certificate of occupancy, and over a five year period afterwards (i.e., $1 million annually).

2. A monetary contribution of $1.5 million to the City for additional street tree implementation within the Ala Moana TOD Plan area. The timing may be phased to approximately equal annual contributions beginning with the first payment being made concurrently with the issuance of any certificate of occupancy, and over a five year period afterwards (i.e., $300,000 annually).

3. A total of 38 affordable housing rental units as a community benefit for residents earning up to 80 percent of the AMI limit for an affordable period of 30 years, or up to 120 percent AMI limit for an affordability period of 60 years. The affordable housing units must comply with the DPP's Affordable Housing Rules.

4. Incorporation of a gray water reuse system.

5. A new bus stop located along the Project's frontage. If a location is identified, the Project is responsible for any existing or future bus stop improvements at no cost to the City. This includes responsibility for litter removal, cleaning and maintenance of bus shelter, benches, and floor area. If a location is not identified by the Department of Transportation Services ("DTS"), this community benefit will be deemed satisfied.

6. A Biki Station located near the site or near a bus stop. If a location is identified, the Project is responsible for implementation. If a location is not identified, this community benefit will be deemed satisfied.

D. Updated plans for the SD Permit must show:

1. 10 ft. wide sidewalk along Ala Moana Boulevard and Atkinson Drive;

2. Zoning data table indicating compliance for the Project Area and for the joint development;

3. Pedestrian oriented improvements and street trees in the setback area between the building and the build-to line along both frontages;

4. Details of the design for the pedestrian corridor showing design consistent with Complete Streets concepts and with the existing or proposed pedestrian design scheme across the Ala Moana Shopping Center to support consistency in design language and safety;

5. Height measured from existing grade or finished grade whichever is lower; and

6. Details of material, color, and finish for the sidewalks.

E. Prior to the issuance of a certificate of occupancy, the Applicant must coordinate with the DPP, SDOT, DTS, and Department of Parks and Recreation to:

1. Provide all required community benefits;

2. Ensure that all access driveways are designed with pedestrian and bicycle safety measures in place;

3. Confirm compliance with Complete Streets policies by the DTS including review of the access driveways, sidewalks, crossings, and internal pedestrian paths;

4. Confirm approval of plans by the SDOT; and

5. Obtain approval of Street Tree Plans incorporating suspended paver system or other advanced planting systems that provide sufficient un-compacted soil volumes for root growth to support extra-large street trees.

F. Prior to applying for a foundation permit, the Applicant must submit an updated wind study wind tunnel test to quantify the wind conditions and evaluate the effectiveness of any wind mitigation strategies for public areas.

G. Prior to the issuance of a building permit, the Applicant must submit to the DPP Traffic Review Branch for review and approval:

1. A timeline with anticipated dates for obtaining major building permits for demolition and construction work, including the date of occupancy. This

will also identify when a Construction Management Plan ("CMP"), Traffic Management Plan ("TMP"), and updates or validation of the findings of the Traffic Impact Report ("TIR") will be submitted.

2. The CMP should:

   a. Identify the type, frequency, and routing of heavy trucks and construction-related vehicles, and provide remedial measures, as necessary;

   b. Identify and limit vehicular activity related to construction outside the peak periods of traffic, utilizing alternate routes for heavy trucks, and provisions for on-site or off-site staging areas for construction workers and vehicles;

   c. Include preliminary or conceptual traffic control plans; and

   d. Include the condition of roadways prior to the start of construction activities so that the existing roadway can be restored to its original or improved condition upon completion.

3. The TMP must be prepared for the Project and must include Traffic Demand Management ("TDM") strategies to limit vehicular trips for daily activities by residents. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other similar TDM measures. The TMP should address where pick-up/drop-off would occur and how delivery trucks would access/egress the site and how it will be managed. A post TMP will be required after full build-out, to validate the relative effectiveness of the various TDM strategies identified in the initial report. The TMP should include how loading areas will be accessed and coordinated with Ala Moana Center.

4. A post TIR must be prepared and submitted to the DPP approximately six to nine months after the issuance of the certificate of occupancy to validate the traffic projections, distribution, and assignment contained in the initial TIR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the applicant will be required to implement these measures. If the findings of the post TIR are inconclusive, a follow up study may be required within a year of this prior study, as necessary. The Applicant must coordinate with

the DPP and DTS to ensure that the design of these intersections meets Complete Streets standards and serves all users.

H. All residential and hotel parking spaces must be unbundled.

I. Vehicular access on Atkinson Drive is limited to right-in and right-out only.

J. All loading and trash pick-up operations must be done on-site. These areas must be designed such that vehicles enter and exit front first.

K. Adequate on-site turn-around areas must be designed to ensure that the layout of parking spaces in the loading/delivery area does not interfere with turning maneuvers for large vehicles.

L. Approval of this IPD-T Permit does not constitute compliance with other Revised Ordinances of Honolulu ("ROH") Chapter 21 or governmental agencies' requirements, including building permit approval(s). They are subject to separate review and approval. The Applicant should be responsible for ensuring that the final plans for the Project approved under this permit comply with all applicable ROH Chapter 21 and other governmental provisions and requirements.

M. The Applicant must obtain a building permit for the Project within five years of the date of City Council approval of the IPD-T Permit for the Project. Failure to obtain a building permit within this period will render this approval null and void, provided that this period may be extended as follows:

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

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

3. If the City Council fails to take final action on the proposed extension within the first to occur of:

   a. Sixty days after receipt of the Director of the DPP's report, or

   b. The Applicant's then-existing deadline for obtaining a building permit;

   the extension should be deemed denied.

R. Any request to extend the deadline of an approved building permit for the Project, must be transmitted to the DPP, Land Use Permits Division for review and approval. This is to ensure that the proposed development is still a catalytic Project within the rail corridor, the community benefits remain commensurate with the bonuses allowed, and the Project meets the standards of review pursuant to ROH § 21-9.100-5(k).

S. Except as modified herein, the Project must conform to the conceptual plan approved and all conditions established herein. Any changes to the conceptual plan (except as modified herein) will require a new application and approval by the City Council. The Director of the DPP may approve changes to the Project that do not significantly alter the size or nature of the Project if the changes remain in conformance with the conceptual plan and conditions set forth herein. Any alteration or change in the size or nature of the Project which significantly alters the proposed development should require a new application.

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

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

2. The requested Project boundaries and requested flexibility with respect to development standards relating to maximum building, maximum density, height setbacks, and front yards are generally consistent with the objectives of the TOD and the provisions enumerated in ROH § 21-9.100-8(a)(1)(E), 21-9.100-8(a)(1)(F), and § 21-9.100-9(b);

RESOLUTION

3. The requested flexibility with respect to development standards relating to maximum building height, maximum density, height setbacks, and front yards are commensurate with the public amenities and community benefits proposed;

4. The Project's additional density and height will not be detrimental to the quality of the neighborhood character or urban design, and will not negatively impact adopted public views; and

5. The public amenities and community benefits proposed will produce timely, demonstrable benefits to the community, support a neighborhood transportation network, and implement the vision established in ROH § 21-9.100-4 and § 21-9.100-6; and

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Dawn Takeuchi Apuna, Director of the DPP, 650 South King Street 7th Floor, Honolulu, Hawai'i 96813; BSC Acquisitions II, LLC, 2270 Kalākaua Ave #1788, Honolulu, Hawai'i 96814; and Isaiah Sato, R.M. Towill Corporation, 2021 North King Street, Suite 200, Honolulu, Hawai'i, 96819

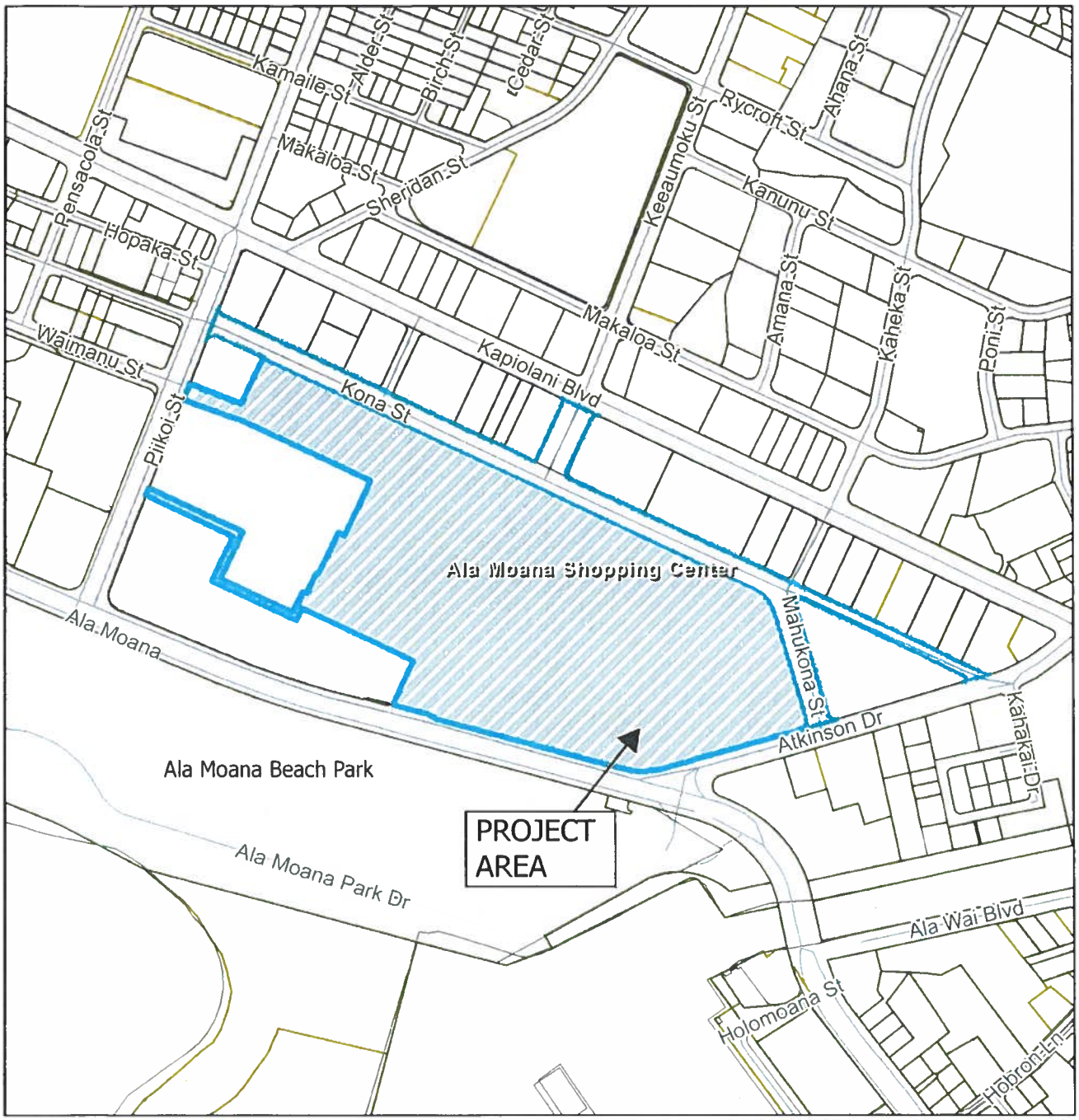
INTRODUCED BY:

(br)

DATE OF INTRODUCTION:

JUL 28 2026
Honolulu, Hawai'i

Councilmembers



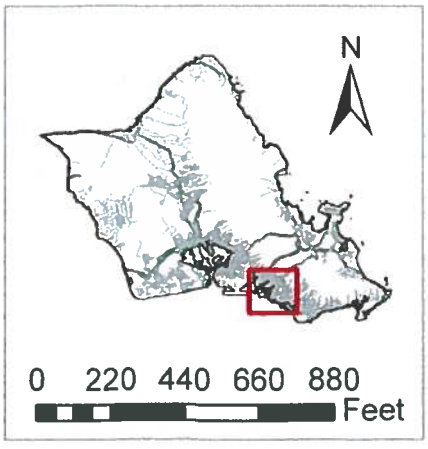


EXHIBIT A
LOCATION MAP

FILE NO. 2026-PDP-1

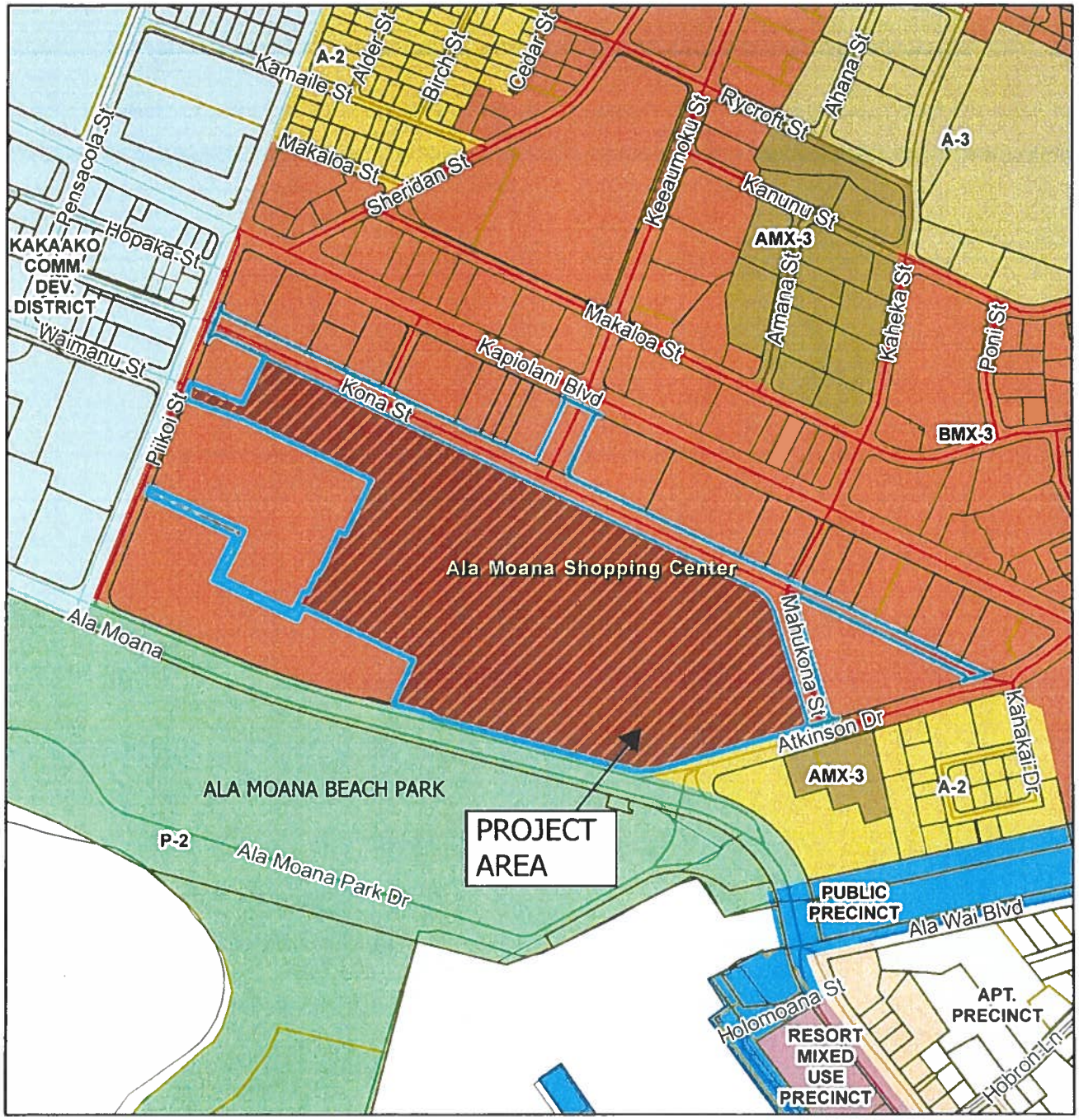
TAX MAP KEY 2-3-038: 014 (POR.)

1450 ALA MOANA BLVD - ALA MOANA

April 2026

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu



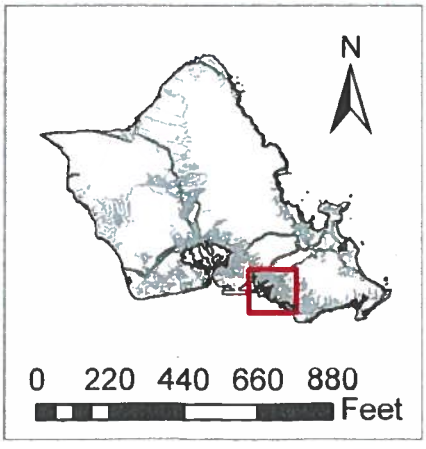


EXHIBIT B
ZONING MAP

FILE NO. 2026-PDP-1

TAX MAP KEY 2-3-038: 014 (POR.)

1450 ALA MOANA BLVD - ALA MOANA

May 2026

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

1588 ALA MOANA
PROJECT ZONING INFORMATION

Item	Section/Source	Info/Code Requirement	Proposed
Parcel Info	Assesor's Record	1588 Ala Moana Blvd Lot 24 (Currently a combined lot with Ala Moana Center. Subdivision application to DPP to be submitted this year)	n/a
Lot Area	Proposed Lot Split	187,174 sf	n/a
Zoning District / TOD Subdistrict	TOD Figure 5-2 TOD Figure 3-5	TOD Subdistrict A & B: BMX-3 Community Business Mixed Use District TOD Subdistrict A: Ala Moana Center TOD Subdistrict B: Convention Center	n/a
Height Limit	TOD Figure 5-4	TOD Subdistrict A: Base Height = 100'; Proposed with community benefits = 200' TOD Subdistrict B: Base Height = 100'; Proposed with community benefits = 400'	200' / 400' per TOD map
Height Setbacks	TOD Table 5-1 LUO 21-3.120-2(c)	Above 1st floor: none required Above 40': 1':10'	Above 40': 1':10' (Request Exception)
Yard Setbacks	TOD Table 5-1, Figure 5-5 LUO Table 21-3.4	Sideyard Setback: none required Rear yard setback: 10' Front yard setback: Ala Moana Blvd.: Setback Type 2 = 10' Atkinson Dr: Setback type 3A = 5'	Sideyard: n/a (per JDA w/ AMC) Rear yard: n/a (per JDA w/ AMC) Front yard: Ala Moana Blvd: 10' Atkinson Dr: 10'
Floor Area	TOD Figure 5-3 LUO Table 21-3.4	1,310,218 sf max. (187,174 x 7)	1,155,846 sf
Floor Area Ratio	TOD Figure 5-3 LUO 21-9.100-5 (e)(1)(C)	7.0	6.2 (1,155,846 sf / 187,174 sf)
Bonus Floor Area		LUO Base Floor Area: 2.5 x 187,174 sf = 655,109 sf LUO Max. Floor Area: 7 x 187,174 sf = 1,310,218 sf	1,155,846 sf - 655,109 sf = 500,737 sf
Street-Level Transparency	TOD Table 5-1 LUO 21-9.100-8(a)(5)(A)	TOD = 75% LUO = 60%	Ala Moana Blvd = 75.2% Atkinson Dr = 58.3% Total = 66.8% (Request Exemption)
Street Façade & Building Placement / Building Frontage	LUO 21-9.100-8(a)(3)(D)(iii) TOD Sec. 5.3.4	Ground floor building façade must be placed within the maximum front setback (10'-0") for at least 65% of the linear street frontage Frontage to meet building build-to-line Ala Moana Blvd: 50% frontage at 10'-0" Atkinson Dr: 70% frontage at 5'-0"	Varies from 10'-0" to 37'-0" (Request Exemption)
Active Ground Floor Uses	LUO 21-9.100-7	80%	Ala Moana Blvd: 88.8% Atkinson Dr: 68.2% Total: 80.7%
Tower Width & Tower Separation	TOD 5.3.4 TOD 5.9.3	Tower Width: 100' Mauka/Makai orientation Tower Separation: 100' tower separation / 50' setback from common boundary	Tower Width: 574' / 240' (Request Exemption) Tower Separation: > 100' to adjacent towers

EXHIBIT C-1

Unit Mix	Type	Count	Avg Size
Residential - Market	1BR	9	1,090
	2BR	63	1,926
	3BR	46	2,346
	4BR	7	3,410
	5BR	10	3,862
	6BR	1	5,520
Total		136	
Residential - Affordable	1BR/1BA	4	613
	2BR/1BA	57	629
	2BR/2BA	8	776
Total		69	
Condo-Hotel	1BR	24	975
	2BR	60	1,580
Total		84	
Hotel	SUITE	105	560
	EXEC SUITE	45	697
	1BR SUITE	45	807
	2BR SUITE	15	900
Total		210	

1588 ALA MOANA
PROPOSED ENVELOPE

EXHIBIT C-2

LUO ZONING ENVELOPE

100' MAX. HEIGHT (LUO ZONING MAP HEIGHT LIMIT)	NONCOMPLIANT (request exemption)
18' PROTUBERANCES (SEC. 21-4.60(c)(1))	COMPLIANT
1':10' HEIGHT SETBACK ABOVE 40' (SEC. 21-3.120-2(c)(2))	NONCOMPLIANT (request exemption)
SIDEYARD SETBACK - 10' (LUO TABLE 21-3.4)	N/A
REAR YARD SETBACK - 10' (LUO TABLE 21-3.4)	N/A
FRONT YARD SETBACK - 10' (LUO TABLE 21-3.4)	COMPLIANT

TOD ZONING ENVELOPE

200' MAX. HEIGHT (SUBDISTRICT A) (TOD FIGURE 5-4)	COMPLIANT
400' MAX. HEIGHT (SUBDISTRICT B) (TOD FIGURE 5-4)	COMPLIANT
18' PROTUBERANCES (TOD 5.3.3)	COMPLIANT
1':10' HEIGHT SETBACK ABOVE 40' (TOD TABLE 5-1)	NONCOMPLIANT (request exemption)
SIDEYARD SETBACK - NONE (TOD TABLE 5-1)	N/A
REAR YARD SETBACK - 10' (TOD TABLE 5-1)	N/A
FRONT YARD SETBACK (TOD FIGURE 5-5)	
- ALA MOANA BLVD.: 10' SETBACK	COMPLIANT
- ATKINSON DR.: 5' SETBACK	NONCOMPLIANT (request exemption)
PODIUM HEIGHT - 65' MAX. (TOD 5.9.2.)	COMPLIANT
TOWER WIDTH - 100' MAUKA/ MAKAI ORIENTATION (TOD 5.3.4)	NONCOMPLIANT (request exemption)
TOWER SETBACK - 50' @ COMMON BOUNDARY (TOD 5.9.3)	COMPLIANT

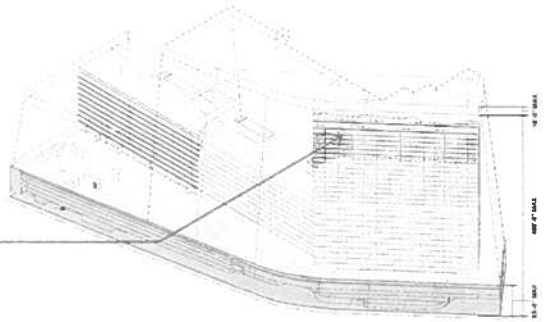
PROPOSED ZONING ENVELOPE - TOD COMPLIANCE

200' MAX. HEIGHT (SUBDISTRICT A) (TOD FIGURE 5-4)

400' MAX. HEIGHT (SUBDISTRICT B) (TOD FIGURE 5-4)

18'-0" PROTUBERANCES (TOD 5.3.3)

1':10' HEIGHT SETBACK ABOVE 40' - VARIANCE (TOD TABLE 5-1)



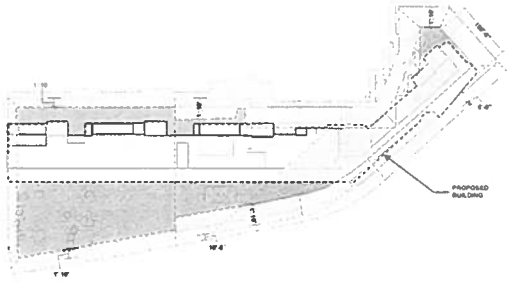
SIDE YARD SETBACK - N/A (TOD TABLE 5-1)

REAR YARD SETBACK - N/A (TOD TABLE 5-1)

FRONT YARD SETBACK (TOD FIGURE 5-5)

ALA MOANA BLVD.: 10' SETBACK

ATKINSON DR.: 10' SETBACK - VARIANCE



PODIUM HEIGHT - 65' MAX. (TOD 5.9.2)

TOWER WIDTH - 100' - VARIANCE (TOD 5.3.4)

TOWER SETBACK - 50' @ COMMON BOUNDARY (TOD 5.9.3)

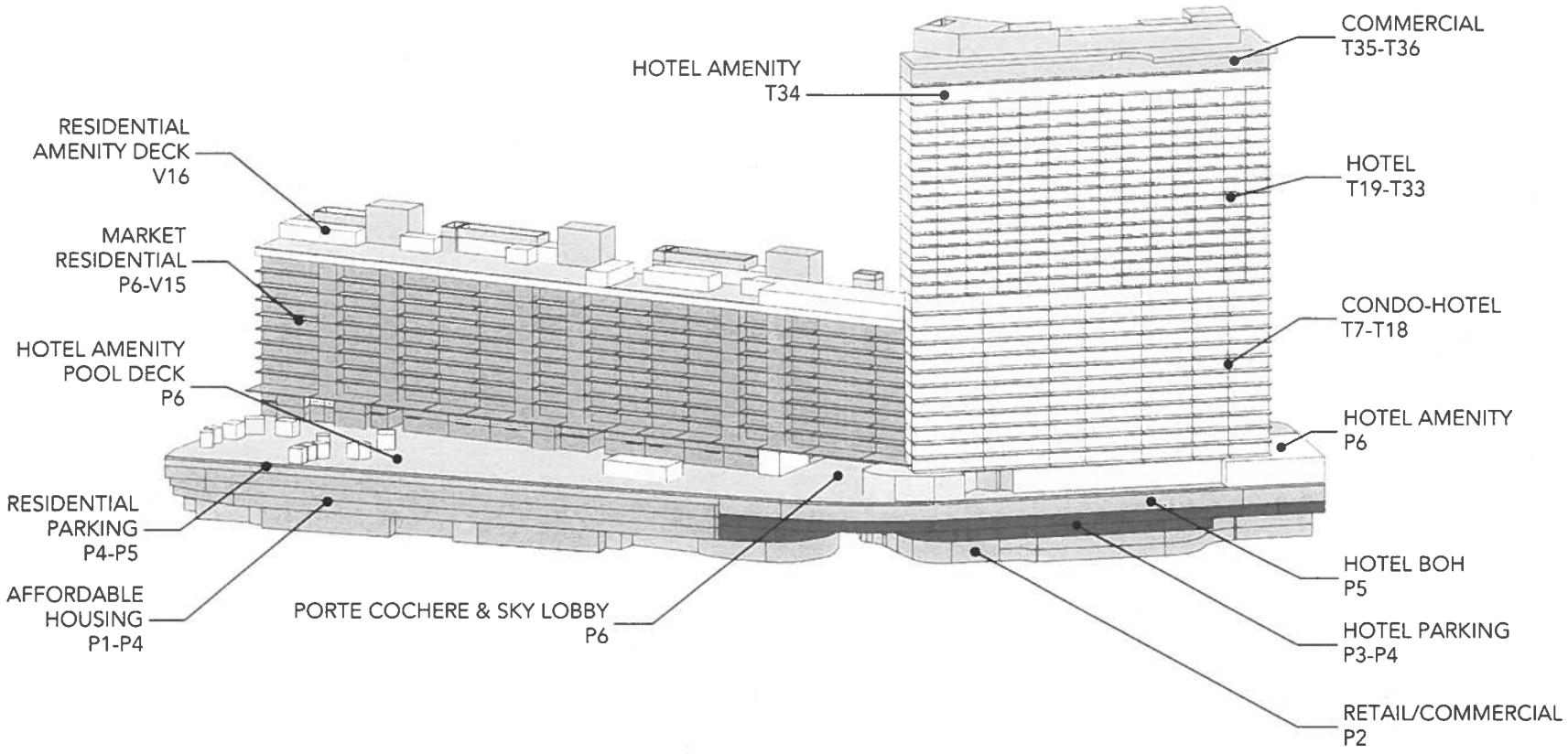
COMPLIANT TOD PODIUM ENVELOPE

COMPLIANT TOD TOWER ENVELOPE

TOD TOWER ENVELOPE (W/O 1:10 SETBACK ABOVE 40')

1588 ALA MOANA
PROPOSED PROGRAM

EXHIBIT C-3



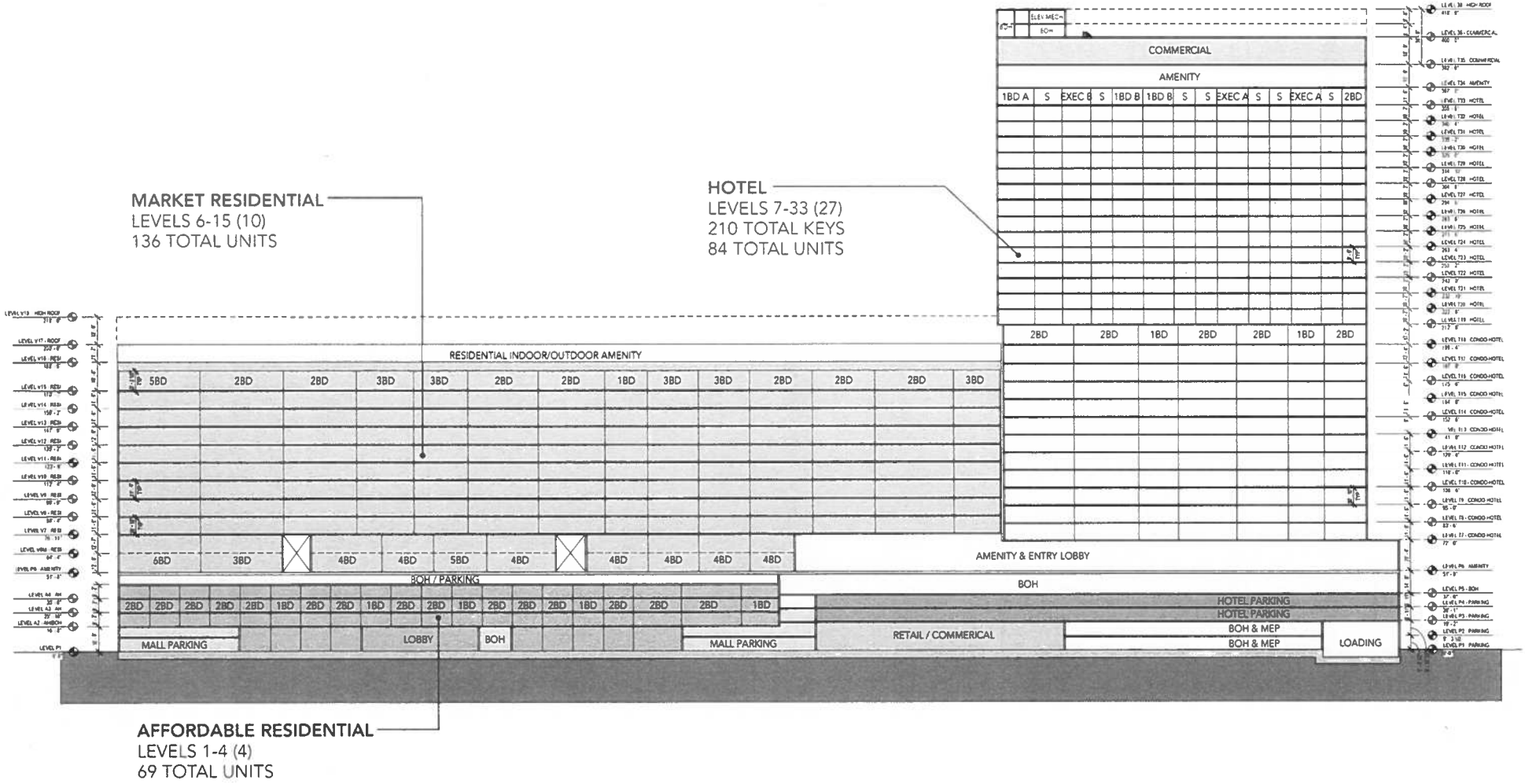
1588 ALA MOANA

PROPOSED PROGRAM SECTION - 400' CONDO-HOTEL/HOTEL | 200' RESIDENTIAL CONDO

EXHIBIT C-4

0' 60' 120'

1" = 60'-0" WHEN PRINTED ON 11X17

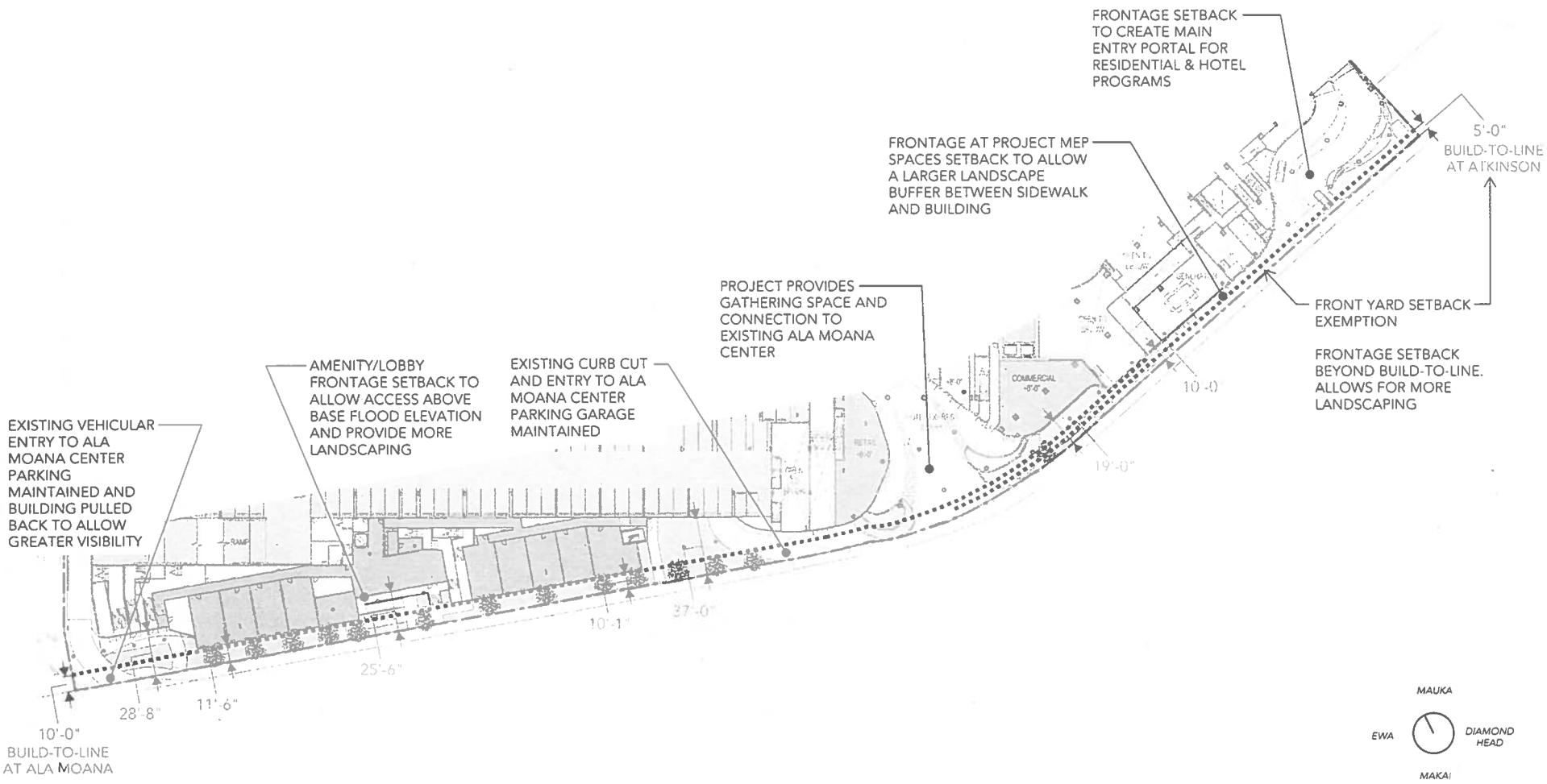


1588 ALA MOANA
STREET FACADE & BUILDING PLACEMENT

EXHIBIT C-5

0' 60' 120'

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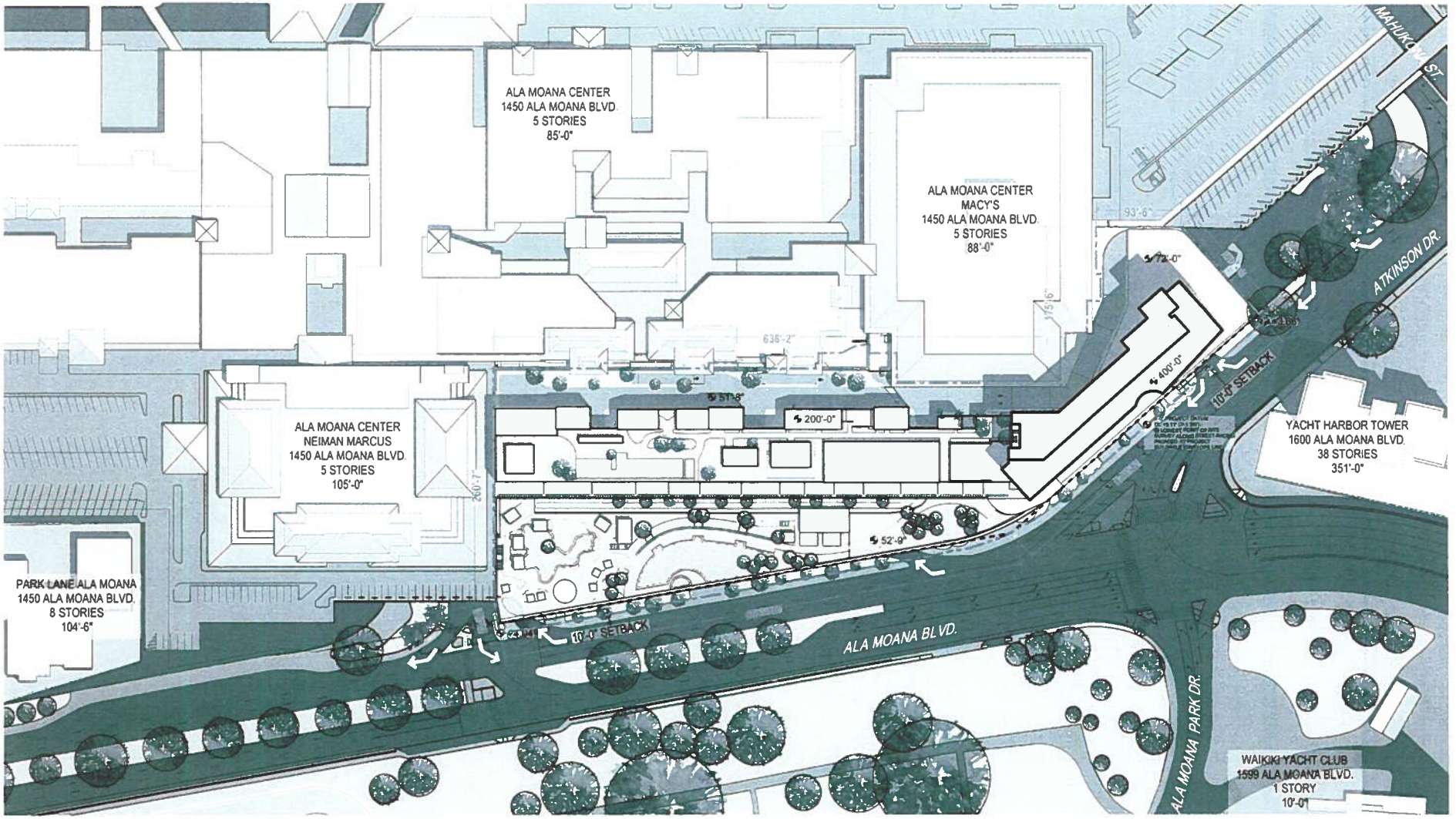


1588 ALA MOANA
PROPOSED SITE PLAN

EXHIBIT C-6

MAUKA / EWA / DIAMOND HEAD / MAKAI

TOTAL LOT AREA = 187,174 SF

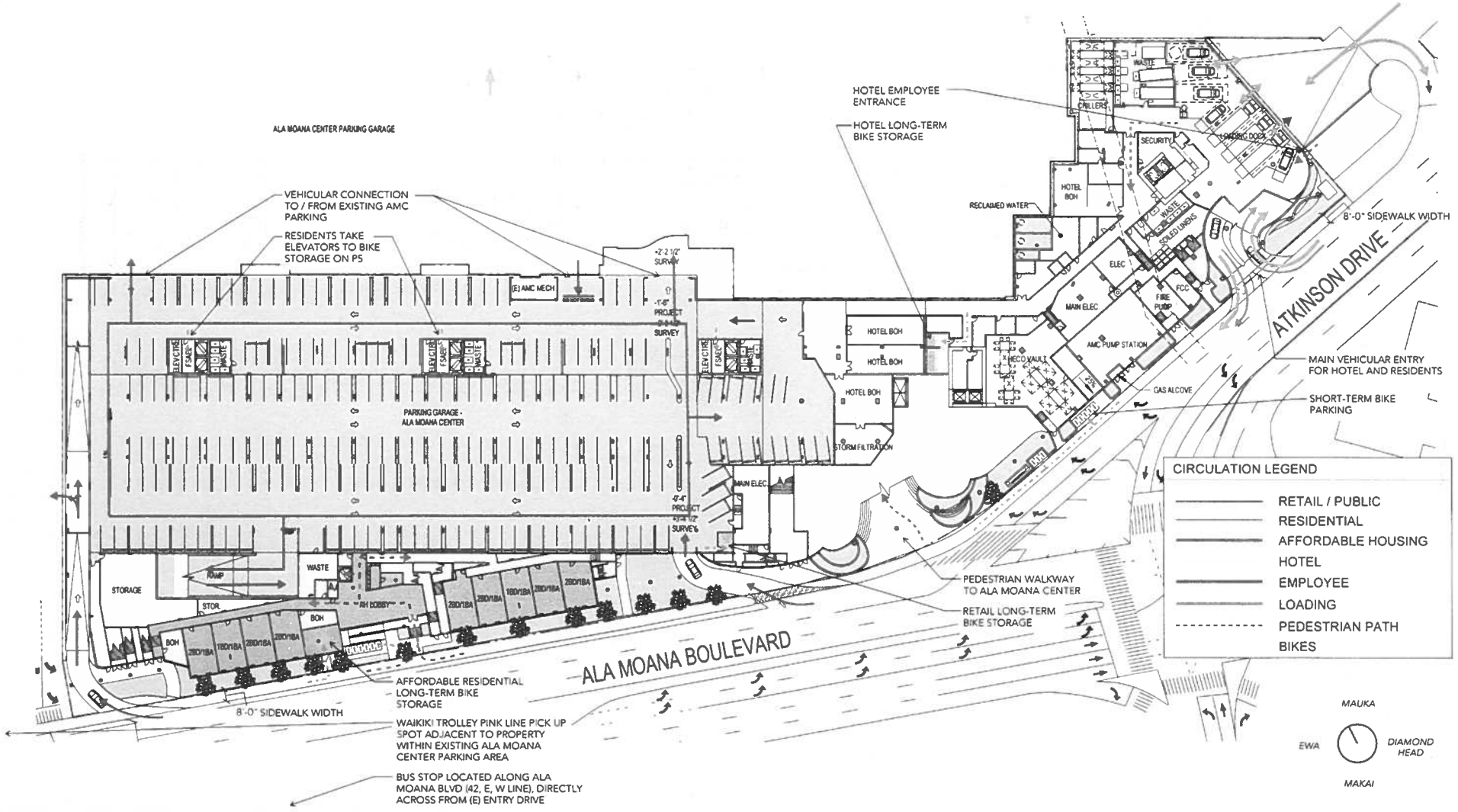


1588 ALA MOANA
LEVEL 1 CIRCULATION DIAGRAM

EXHIBIT C-7

0' 60' 120'

1" = 60'-0" WHEN PRINTED ON 11X17

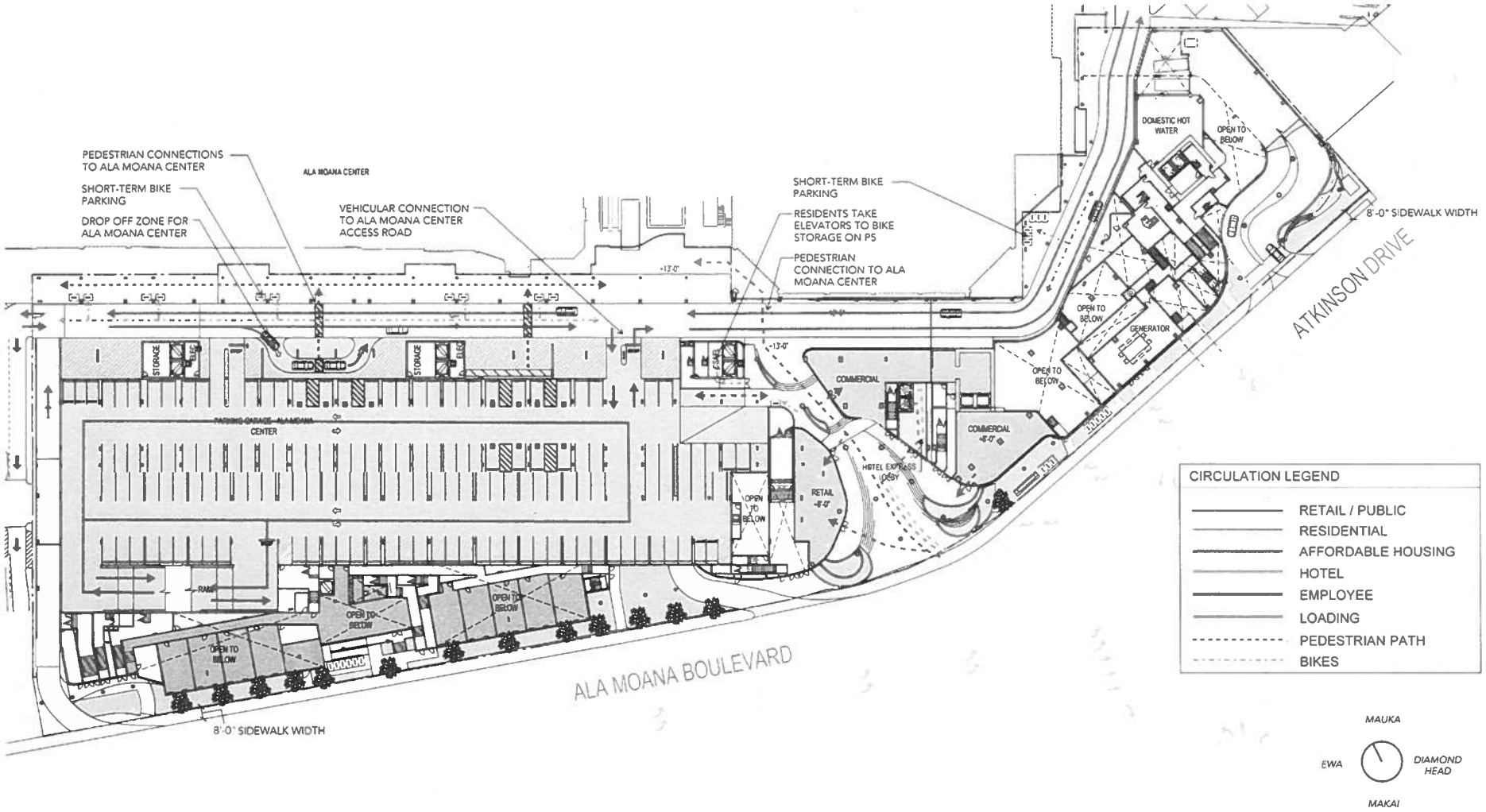


1588 ALA MOANA
LEVEL 2 CIRCULATION DIAGRAM

EXHIBIT C-8

0' 60' 120'

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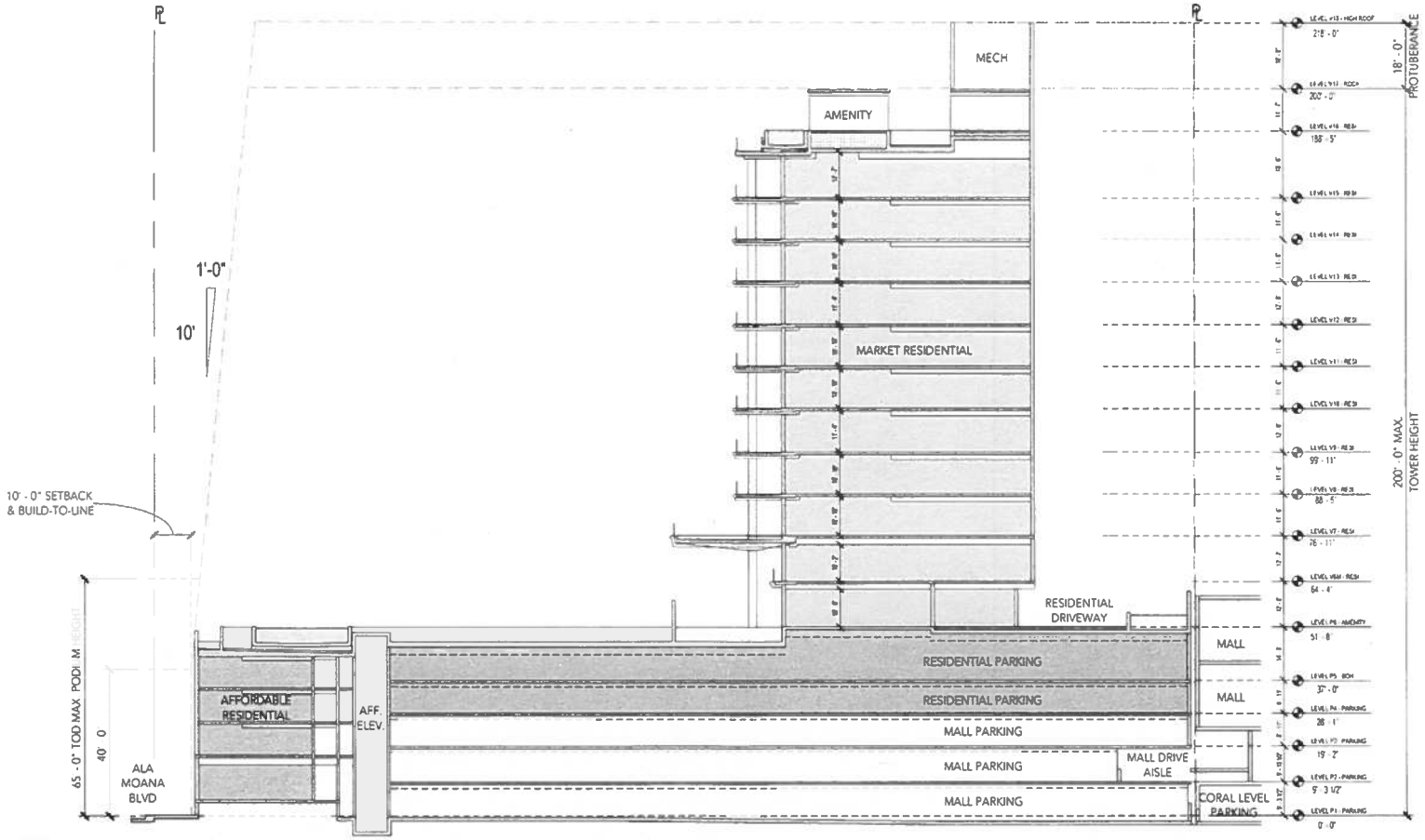
1588 ALA MOANA

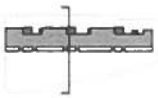
CONCEPTUAL SECTION - ALA MOANA SETBACK

EXHIBIT C-9

0' 50' 100'

1" = 30'-0" WHEN PRINTED ON 11X17





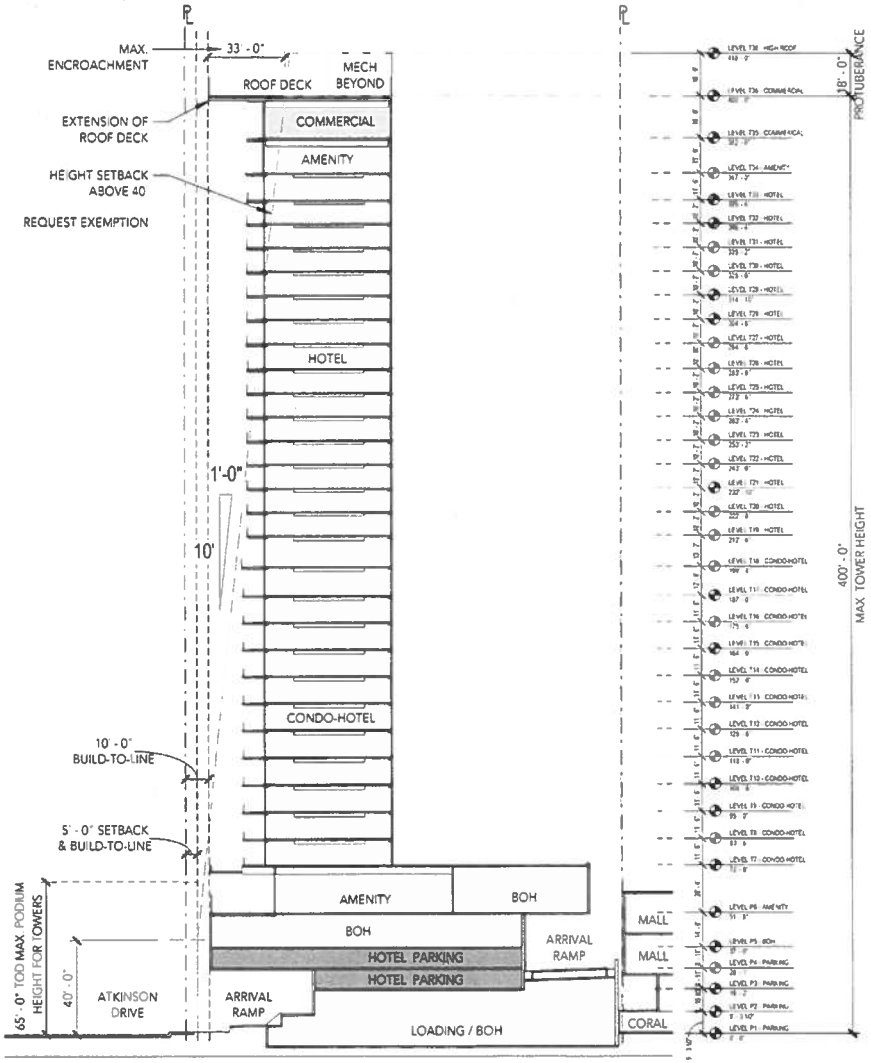
1588 ALA MOANA

CONCEPTUAL SECTION - ATKINSON SETBACK

EXHIBIT C-10

0' 50' 100'

1" = 50'-0" WHEN PRINTED ON 11X17



1588 ALA MOANA
CONCEPTUAL SECTION - RETAIL PASSAGEWAY

EXHIBIT C-11

0 4' 8' 16'
1" = 20'-0" WHEN PRINTED ON 11X17

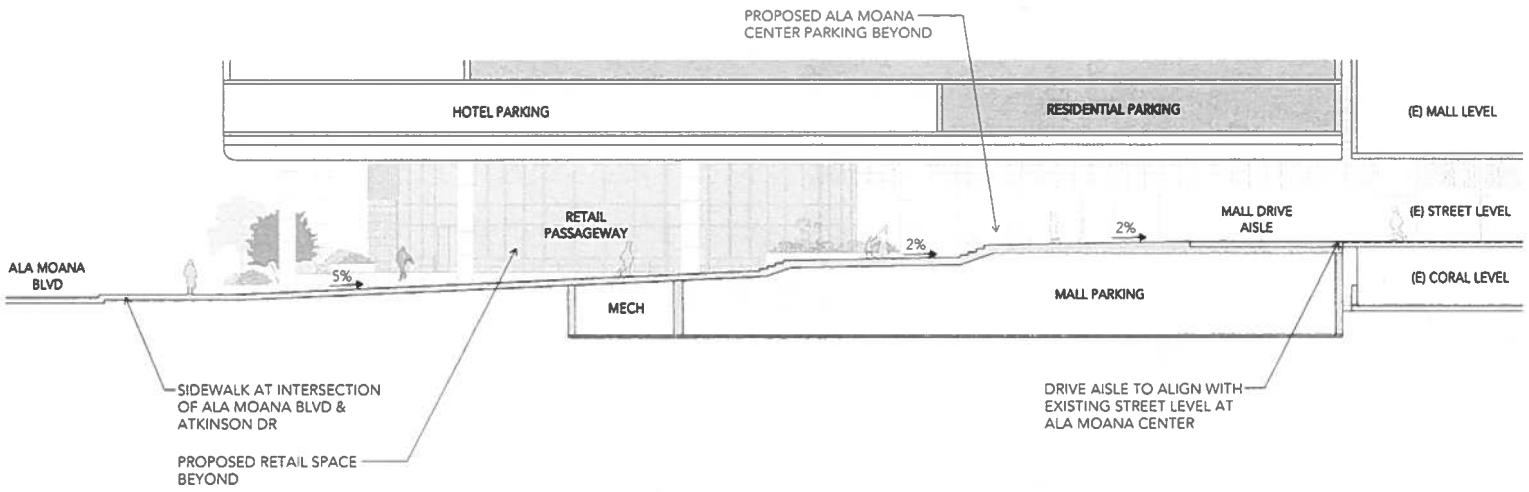
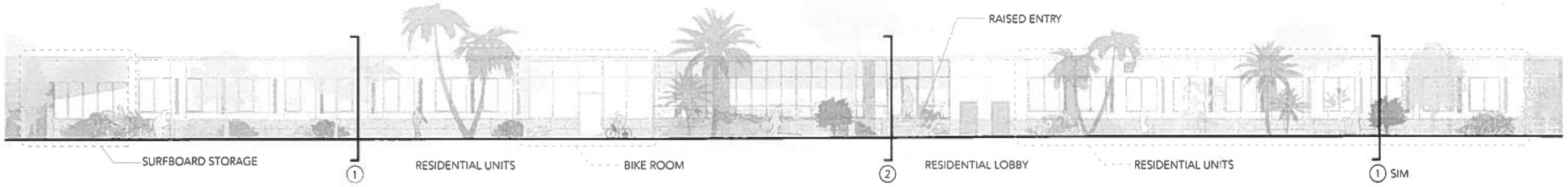
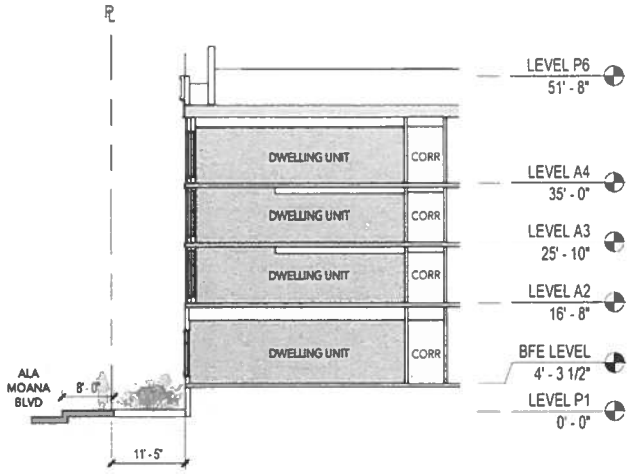


EXHIBIT C-12

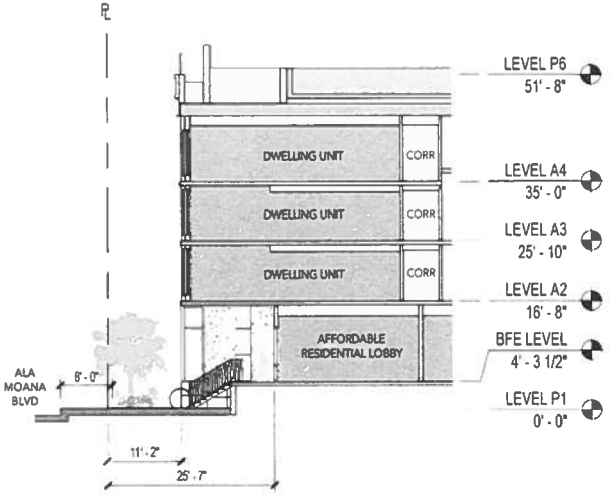
1588 ALA MOANA

GROUND FLOOR RESIDENTIAL UNITS - ELEVATION & SECTIONS

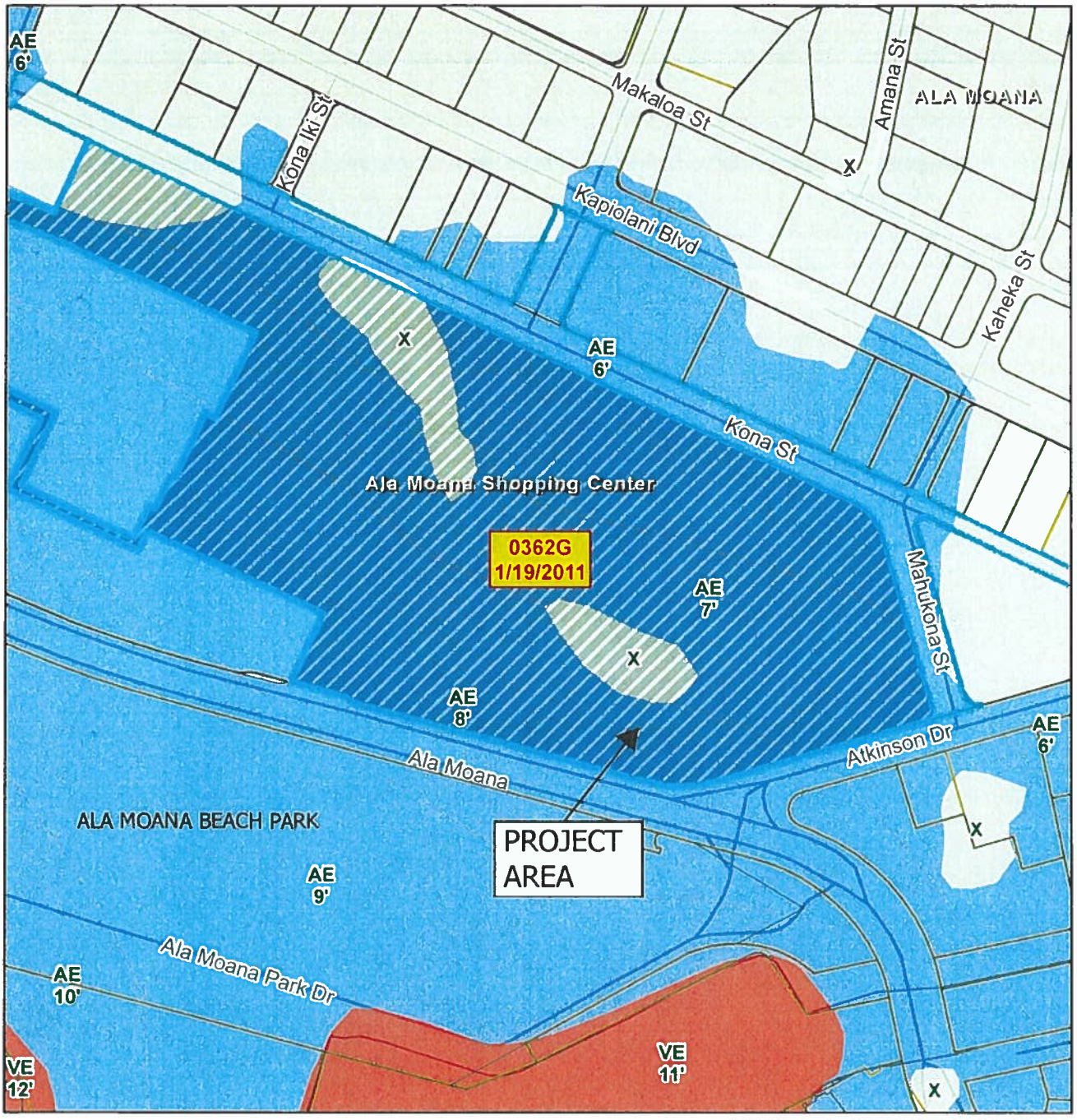




1 SECTION AT DWELLING UNITS



2 SECTION AT RESIDENTIAL LOBBY



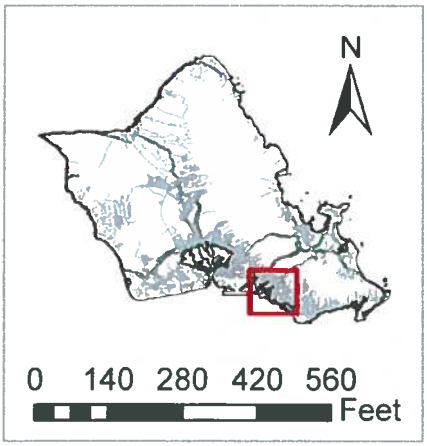


EXHIBIT D
FLOOD ZONE MAP

FILE NO. 2026-PDP-1

TAX MAP KEY 2-3-038: 014 (POR.)

1450 ALA MOANA BLVD - ALA MOANA

June 2026

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu