

1588 Ala Moana

Zoning & Planning Committee
September 24, 2026

Submitted by R.M. Towill Corporation for Resolution 26-171
Committee on Zoning & Planning | September 24, 2026

*This presentation includes conceptual renderings and plans for illustration only. The project is in development and elements may change based on design progress and approvals.

MISC. COM. 402(26) ZON

1588 Ala Moana

1588 Ala Moana reflects the Applicant'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

Affordable homes for rent and market-rate homes for sale

Sustainable Tourism

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

Economic Sustainability

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

Location



Project Site

Location

Ala Moana Boulevard and Atkinson Drive

Site Area

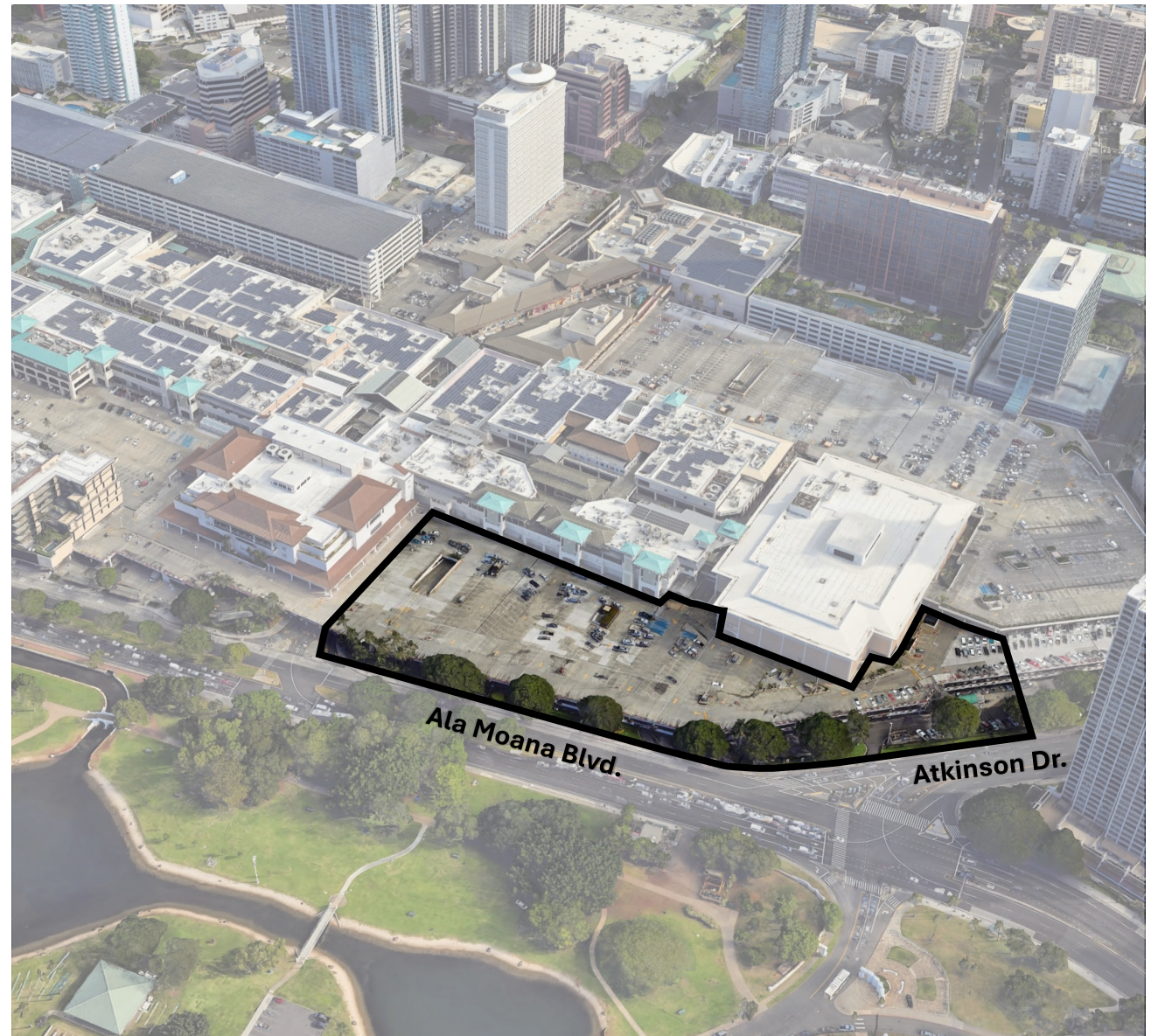
Approximately 4.3 acres

TOD Context

Within the Ala Moana TOD Plan area

Existing Use

Shopping center parking



Advancing TOD Vision

“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.” – Ala Moana TOD Neighborhood Plan

Consistent with Ala Moana TOD Plan

- Allowable 400' Height
- Convention Center Subdistrict - Resort and Commercial Encouraged
- Mixed-Use Development
- Multi-Modal Transportation

Nearly a Decade of Planning

2012: Planning for the Ala Moana TOD Neighborhood begins
2012 – 2021: Dozens of Workshops and Public Hearings (DPP, Planning Commission and Council)
2021: Ala Moana TOD Plan Adopted, Reso. 21-174

Diverse Housing Walkable Economic Vitality

- Diverse housing across spectrum of affordability both rental and for-sale
- Improves pedestrian and multi modal connectivity
- Provides economic opportunity for tourists and locals alike– commercial, hotel and residential



Hokua

Hawaiki Tower

Moana Pacific

The Central
Ala Moana

Sky Ala Moana

1588 Ala Moana

Azure

Yacht Harbor Towers

Ala Moana Hotel

Overview

69

**Affordable rental homes for
80% AMI households**

136

Market-rate homes for sale

294

Hotel units

20,000

SF of commercial space



Program



Conceptual Rendering



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Renderings are for illustrative purposes only. Details are subject to change.

Affordable Housing

One third of the project's residential units will be affordable rentals



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Pedestrian Connection to Ala Moana Center

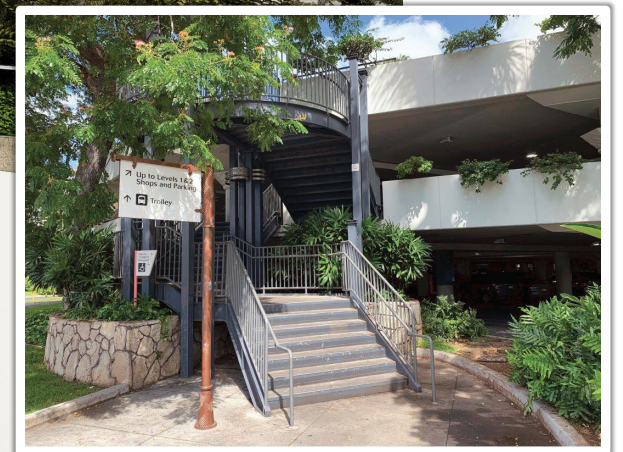


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Pedestrian Connection to Ala Moana Center



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Pedestrian Connection to Ala Moana Center



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Hotel Arrival



Hospitality Spaces



Outdoor Amenities



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Comparison of Community Benefits

Affordable housing

1588 Ala Moana includes 69 affordable rental homes, 34% of its 205 residential units.

Total affordable units as a percentage of residential units

Azure	18%
Sky Ala Moana	18%
The Park on Ke‘eaumoku	10%
Muse	23%
1588 Ala Moana	34%

Monetary contributions

1588 Ala Moana: \$5M Complete Streets, \$1.5M for street trees

Azure	\$0.50M
Sky Ala Moana	\$0.10M
The Park on Ke‘eaumoku	\$0.17M
Muse	None identified
1588 Ala Moana	Up to \$6.50M

Mahalo

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