PARK LANE
ALA MOANA
Honolulu, Oahu, HI

Enjoying a prime location with unparalleled views, Park Lane Ala Moana is a 1.5 million-square-foot, 217-unit condominium development in Honolulu, Hawaii. With a construction cost of $500 million, the eight-story, eight-building development is conceived as a low-rise community of single family homes that capture the spirit of traditional Hawaiian living by placing a strong focus on the indoor / outdoor lifestyle; each residence organized around an ocean-facing lanai. Two levels of parking along the mauka edge are concealed below the main residential floors, creating “topography” on the site and allowing the buildings to gently terrace down towards the ocean around a series of lush, landscaped courtyards. The building is experienced as a series of smaller clusters organized around the courtyards, and are connected by the lush, art-filled “Park Lane.” The project radiates from a central open-air lobby which faces a terraced, landscaped vista; its edge is carefully designed to blend with the park, offering a connection to the land and ultimately the ocean beyond.
Gently sloping from the ocean to the mountains, the distinctive terraced forms of traditional rice paddies in Asia served as an important inspiration for Park Lane Ala Moana’s design.
Site Plan
a - Park Lane Ala Moana (project)
b - Shopping center
c - Ala Moana Beach Park
d - Beach
Each residence is designed around an ocean-facing lanai in the spirit of traditional indoor/outdoor Hawaiian living.
Glass guardrails allow for unobstructed views and acoustic wood-paneled ceilings lessen ambient noise from the city.
Multi-panel glass sliding doors glide along tracks set flush in the floor to open up full walls to generous lanais, seamlessly integrating the indoor/outdoor living experience.
The residences are conceived as a series of single family homes with private pools and yards, and in some cases, private, direct-access garages.
The 217-unit building is experienced as a series of smaller residential clusters organized around six individually landscaped courtyards.
The building form terraces down, creating a strong visual connection to the park and ocean.
The Park Lane, a lush, art-filled walk, connects the residences. A private and discreet elevator from the Park Lane provides access to Ala Moana Center.
The open air lobby looks out to the terraced landscape and ocean.
The amenities are designed to foster a sense of community between residents. They include a modern fitness center with private training and yoga studios, private dining cabanas, a screening room, club room, and wine bar.
The main lobby also serves as a comfortable lounge and meeting space.

The Great Lawn is accessed down a grand stair from the main lobby.
The main arrival point is a palm grove at level 5. The arrival sequence ends at the main lobby with an elevated view to the ocean.
Although technically a high-rise project, Park Lane Ala Moana is designed to read horizontally and to nestle in to its park setting. This serves as an antidote to the high-rise living typically offered in Honolulu and creates a strong connection to the land on which it sits.
From every vantage point, the connection to the ocean is evident.
Warm finishes in finely appointed residences lend a feeling of casual elegance to Park Lane Ala Moana.
Parking is used to shape topography of the building, forming terraces that cascade toward views of the ocean.

Sandstone walls in a variety of finishes

Dark bronze, anodized copper, and high-performance glazing

Limestone rubble walls with natural teak trellis accents

Wood ceilings

A palette of natural materials in warm tones is used on the building's exterior.