

the grass is greener where you water it.



[ourkakaako.com](http://ourkakaako.com)



our kaka'ako

URBAN ISLAND CULTURE

A community regenerated with balance. Innovative and grounded. Progressive and authentic.

# Our Kaka'ako

- ❑ **Is a commitment by Kamehameha Schools to design a thriving neighborhood rooted in education, authenticity and cultural responsibility.**
- ❑ **Our Kaka'ako is a catalyst for change. Creating pedestrian friendly complete streets. Fostering connections between diverse residents. Featuring an eclectic mix of local businesses, startups and events that will shape the urban island culture of this singular neighborhood.**
- ❑ **OUR KAKA'AKO IS YOUR KAKA'AKO**

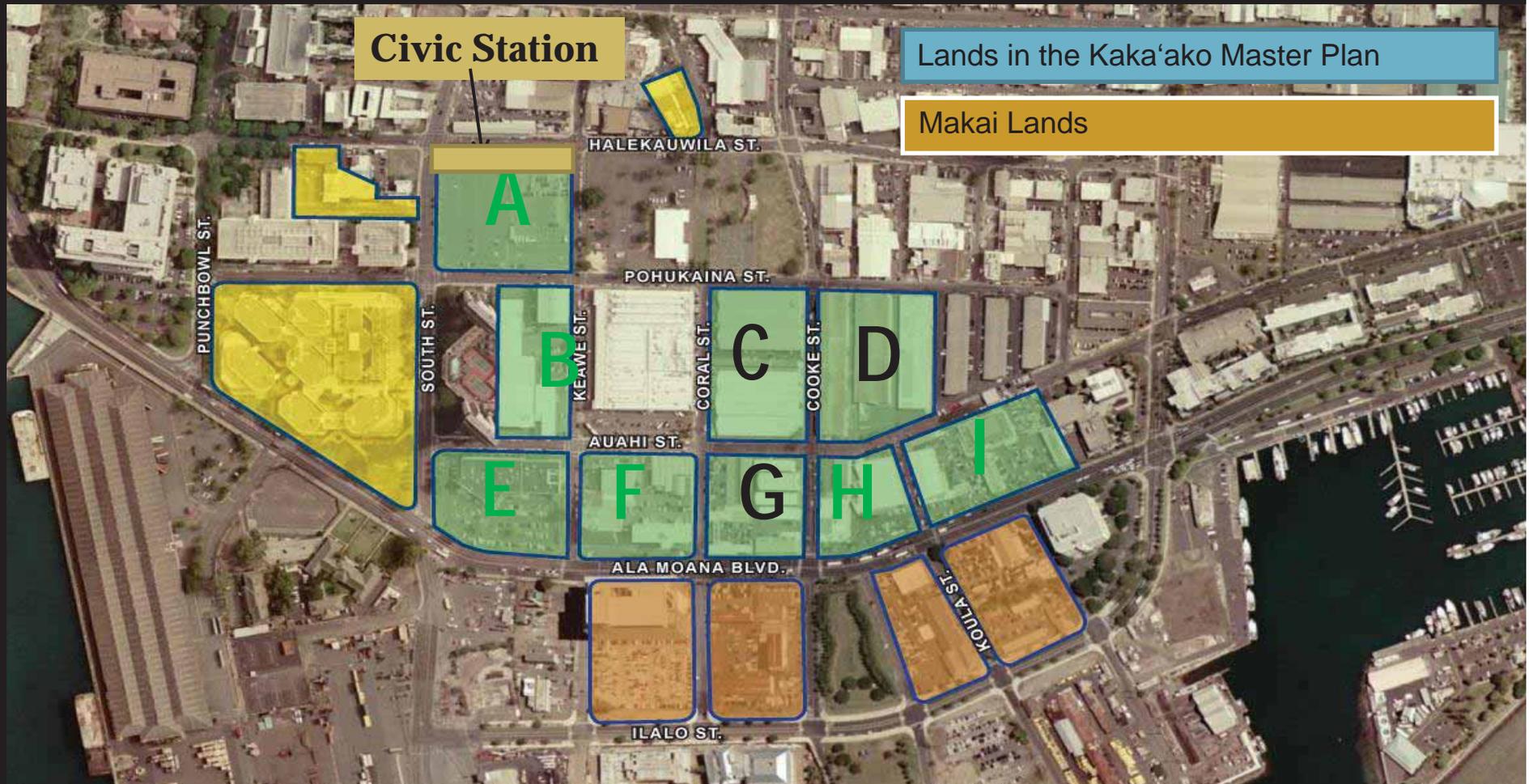
# Our Kaka'ako Master Plan

Kamehameha Schools' Lands in Kaka'ako

29 acres of Mauka Lands in KS MP (Approved in September 2009)

9 full-block parcels

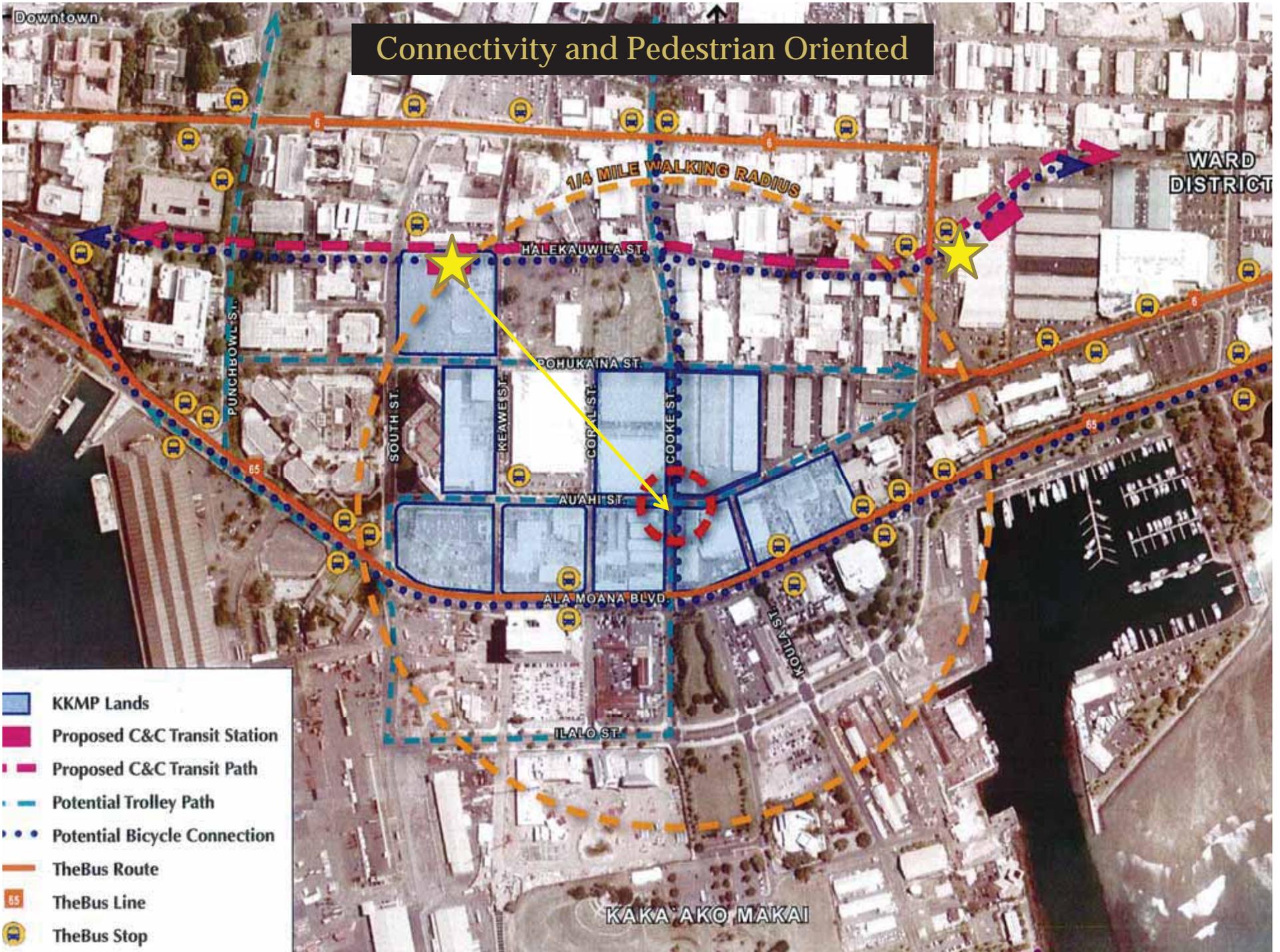
Projected 2,750 residential units, 300,00 sq. ft. of commercial space



- Guest developers to build fee simple residential
- Seven towers projected on 29 acres  
(Block F approved for tower)



# Connectivity and Pedestrian Oriented



# OUR KAKA'AKO IS YOUR KAKA'AKO





## OUR KAKA'AKO INCLUDES

- Housing for the middle class near good paying jobs
- Creating new places for people to live and work
- Diversity of income, ages, talents and tastes

## Range of Housing

### Residential

- 2,750 units
- Rental and For Sale
- Range of prices
- Diverse heights
- Housing choices
- 550 reserved housing units





Community culture of innovation, creativity and diversity.



# Open Space / Complete Street

- Vibrant & active public realm
- Public space vs parks
- Pedestrian-oriented
- Outdoor programming
- Robust public art elements
- Feature Cooke & Auahi St.



# OUR COMMUNITY





Our neighborhood will include new opportunities for *launa* -- sidewalk cafes, open air plazas, and wider walkways

# Neighborhood Retail

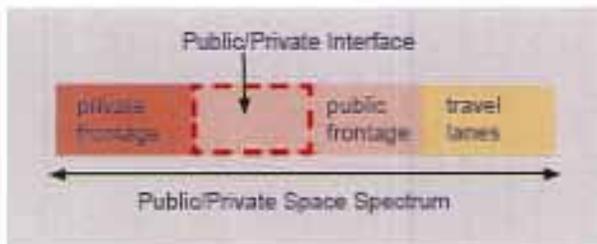
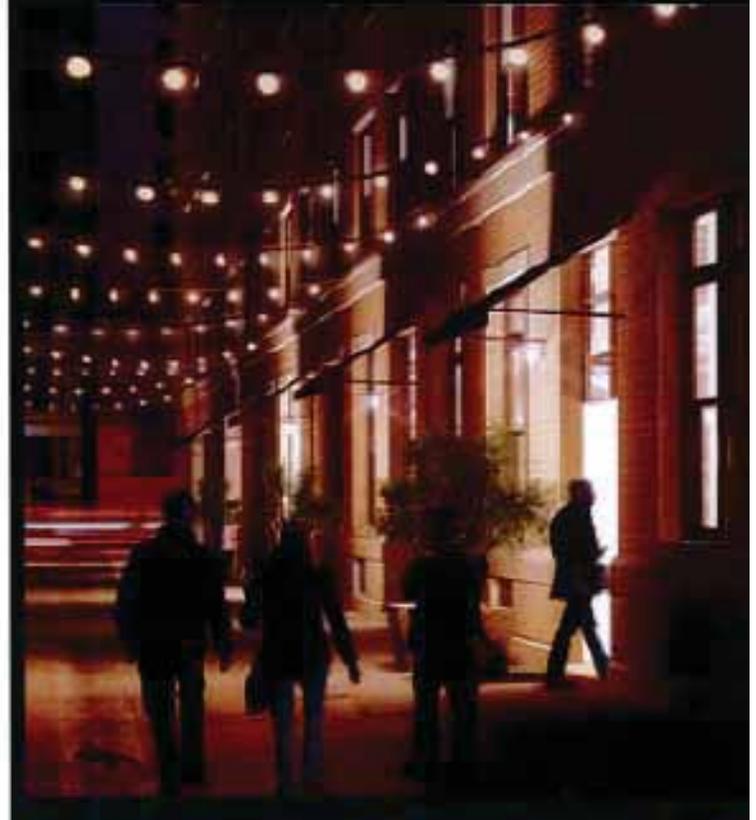
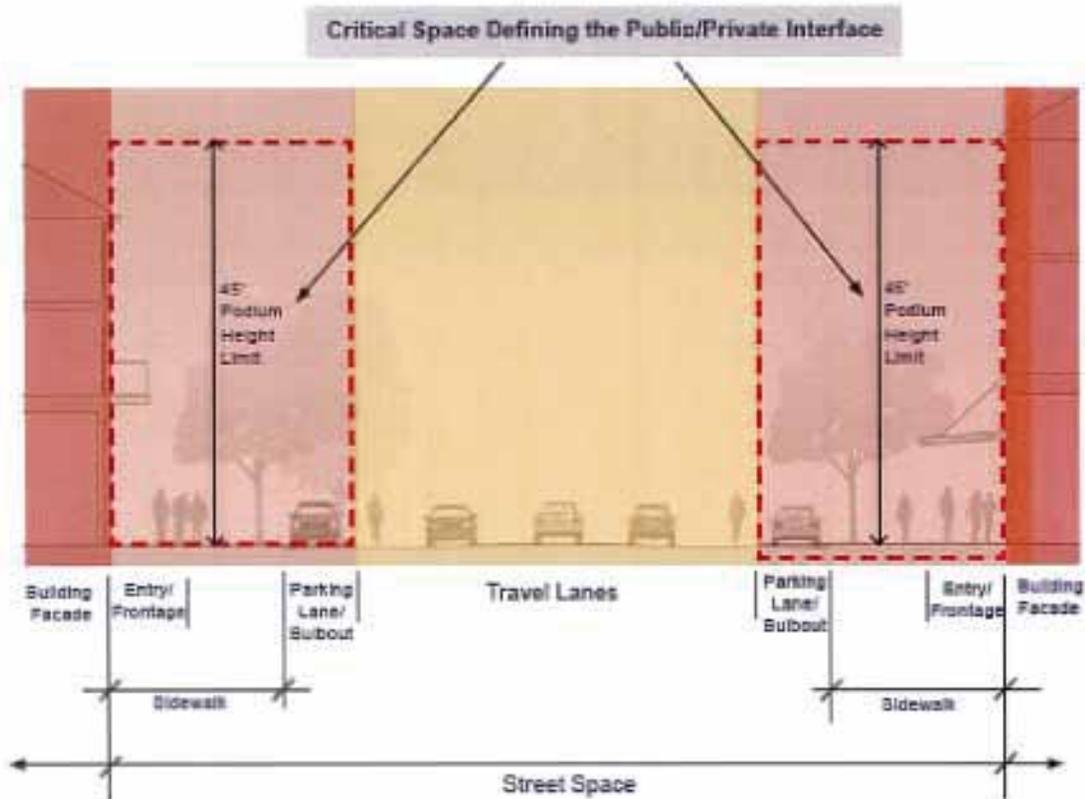
## Commercial uses

- Neighborhood serving retail
- Expanded tenant mix incorporating local entrepreneurs
- Complementary to Ward Villages retail
- Adaptive re-use



# community design standards

Emphasis on Place Making and the Pedestrian Experience



# 680 – “A Pinch of Salt”



# 680 Ala Moana Adaptive Re-use



# Mixed Use Rental Project





## Six Eighty

680 Office Conversion to Residential

- 54 Rental units (Reserved Housing)
- Studios (42) and 1-bedrooms (12)
- 8,650 sf of ground level retail
  - Starbucks, Highway Inn, Lanikai Juice
- 700 sf roof top recreation deck
- NAHB Award finalist



# Model Room





# Before and After



# ..... After



# Governmental Processes and Approvals

- ▣ Project located with Kaka'ako Development District under HCDA jurisdiction
  - Plan review and approval process
  - Base zone development approval (no added FAR or Modifications)
- ▣ State Historic Preservation Department
  - Historic Building consideration – design review and recommendations
  - Archaeological concerns “Iwi Kupuna” – engage stakeholders, approved plan and site monitoring plan during construction
- ▣ Permitting requirements
  - DPP building permit process
  - Wastewater Branch – sewer capacity
  - Traffic Analysis

# **“SALT” the Next Phase**

# SALT

## The next Phase



- Why SALT?
- Adaptive reuse of existing buildings
- Use of salvaged and reclaimed materials
- Preserving the history and culture of Kaka'ako
- Local serving amenities
- Opportunities for innovation and collaboration
- Venue for art and artisans

- SALT is **84,000** sq ft of commercial space for local retail, food & beverage, artist workspaces and business incubator space





- 20,000 sq ft of open space
- Ample parking – 353 parking stalls on block, 267 stalls in parking structure
- Construction: March 2014 – September 2015



The public plaza will have multiple uses. Entertainment. Performance. Special events. Street life will be activated.



**Authenticity tempered by aesthetics.**

Random pockets of live homegrown music, dance and art will further the sense of adventure. Casual, innovate places to dine are going to be the rule rather than the exception.



## A reimagining of industrial old and new

The design skillfully blends re-appropriated warehouse materials with organic textures.



## OUR KAKA'AKO

a community that  
thrives on new ideas.



...that honor the rich heritage and culture of  
Kaka'ako

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