



KAMEHAMEHA SCHOOLS®



KAMEHAMEHA SCHOOLS

2014 TOD SYMPOSIUM

A group of school children in light blue uniforms are running and waving in a hallway with large columns. The children are smiling and appear to be in a joyful mood. The hallway has a concrete floor and large, light-colored columns. The background shows a green lawn and trees outside.

**The mission of Kamehameha
Schools is to improve the
capability and well-being of
Hawaiians through education.**

An educational system serving over **47,000** learners of Hawaiian ancestry.

5,400 in K thru 12 campuses on O‘ahu, Maui &

Hawai‘i Island

1,500 at 31 pre-school sites statewide

An additional **40,000** learners through

- Community charter school support
- Literacy programs for public school children
- Public school educator training program





Revenue from real estate activities support the educational mission of Kamehameha Schools

COMMERCIAL REAL ESTATE PORTFOLIO

- 365,000 total acres
- 15,500 commercial acres
- Over 1/3 of the money spent on education comes from Hawaii Real Estate Investments



WAI'AU



PEARLRIDGE



KAPĀLAMA/WAIKAMILO



WAIKĪKĪ



KEAUHOU, HAWAII ISLAND



KĀNE'OHE



KAKA'AKO



MŌILI'ILI



HAWAII KAI

• 365,000 total acres
• 15,500 commercial acres
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KS' interest in TOD

Waipahū



Pearl City



Waiawa



Kapālama



Kaka'ako



TOD



- Value through improved access
- Housing near good paying jobs
- New places for people to live and work
- Diversity of ages, talents and tastes
- Well-connected street network, walkable communities

KAKA'AKO TRANSFORMATIONS

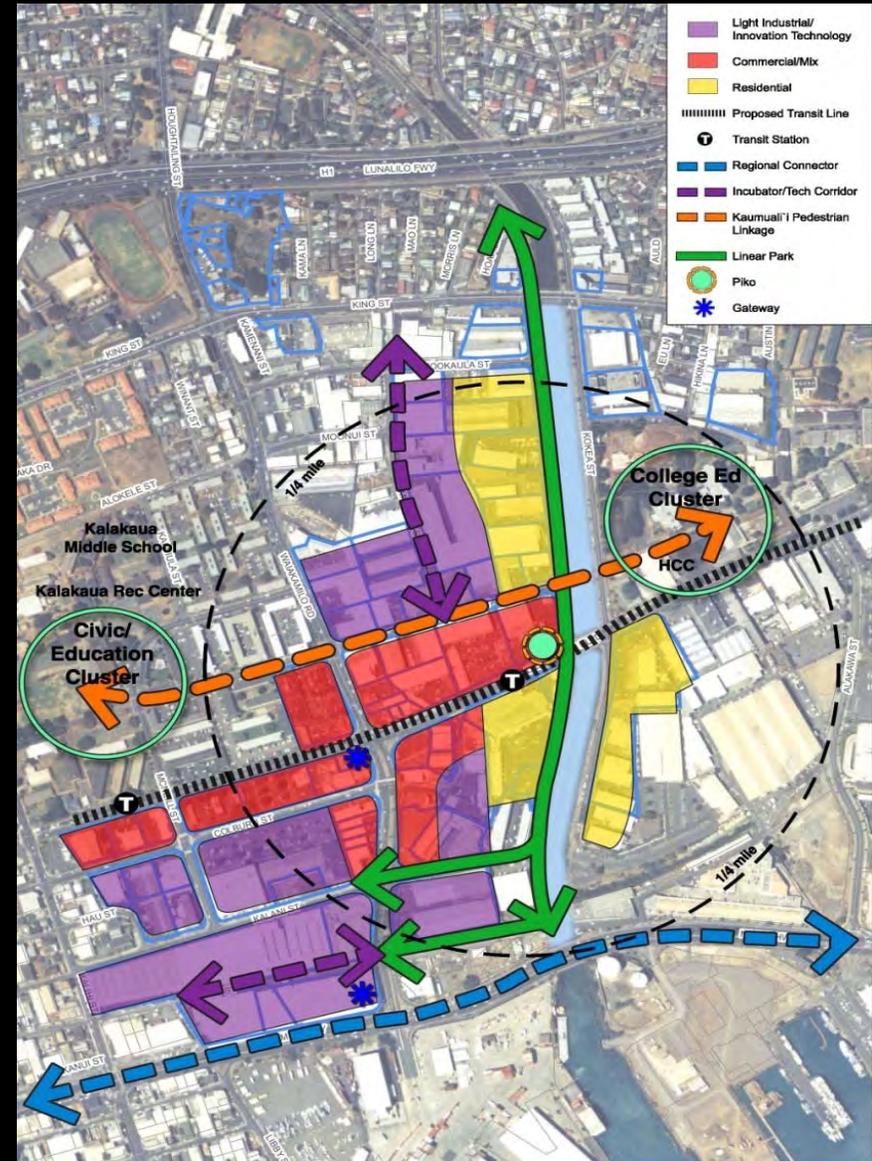
Keawe Street



KAPĀLAMA TOD PLANNING

A Place for the People of Hawaii

- ❖ Transit Ready (bus & rail)
- ❖ City Zoning (housing options)
- ❖ Close Proximity to Jobs & Town
- ❖ Existing Destination/Commercial
- ❖ Education System Connectivity
- ❖ Opportunity to Partner with City
- ❖ Phased Approach
 - ❖ 2,000-3,000 units



TOD OPPORTUNITIES IN KAPĀLAMA



- ❖ Approx. 11 acres (phase 1)
- ❖ Over 2,000 units
- ❖ Range of Product Types
(townhome, apartment, high-rise)
- ❖ Walkable Streets, Connectivity
- ❖ Schools
- ❖ Linear Park/Public Amenity





OPPORTUNITIES

- TOD Ready: Bus & Rail
- Transformational Community
- Residential, Retail, Industrial
- Educational Footprint (HCC)
- Proximity to Town & Waikiki
- Pilot Opportunities
- PPP
- Linear Park/Public Amenity



CONSTRAINTS

- Infrastructure (sewer, traffic, utilities)
- Demographic Considerations
- Aging Facilities
- Heavy Industrial Uses
- Limited Public/Park Spaces
- Area Reputation
- Market Cycle



Create communities through creativity, partnerships, innovation, and diversity.





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Mahalo Nui!

Cathy Camp
Kamehameha Schools
cacamp@ksbe.edu